

**WARRANTY DEED WITH VENDOR'S LIEN**

GF# 1305793 — 40

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: May 19th, 2009

Grantor: MERLYN D. BELL and BEATRICE W. BELL, husband and wife

Grantor's Mailing Address: 4779 Jackson Square, Conroe, Tx  
(Montgomery County) 77304

Grantee: TOM B. KEO and SARAH S. KEO, husband and wife

Grantee's Mailing Address: 9450 Lake Conroe Drive, Conroe, Texas 77304  
(Montgomery County)**Consideration:**

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of his/her/their one certain Promissory Note of even date herewith in the principal sum of FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$417,000.00) payable to the order of MONCOR, INC., as therein provided and bearing interest at the rates therein specified, and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to JEFFREY E. BODE, Trustee

**Property (including any improvements):**

Being 2.000 acres of land out of Reserve "C", Block 2 of TRES SUBDIVISION, map of which is recorded in Cabinet G, Sheet 39A of Montgomery County Map Records (MCMR) and in the name of Bill D'Amico, Trustee, as described in deed recorded in Volume 780, Page 643 of Montgomery County Deed Records (MCDR), said 2.000 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

It is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, at which time this Deed shall become absolute.

MONCOR, INC. ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns, without recourse against Grantor. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") is a beneficiary under the Deed of Trust and is acting solely as Nominee for Lender and Lender's successors and assigns.

When the context requires, singular nouns and pronouns include the plural.  
EXECUTED on the date first above written.

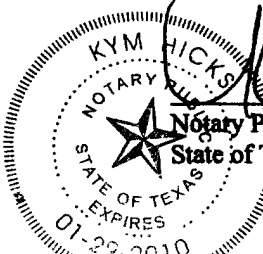
Merlyn D. Bell  
MERLYN D. BELL

Beatrice W. Bell  
BEATRICE W. BELL

STATE OF TEXAS                    )  
  )  
COUNTY OF MONTGOMERY        )

This instrument was acknowledged before me on the 20 day of May, 2009, by  
MERLYN D. BELL.

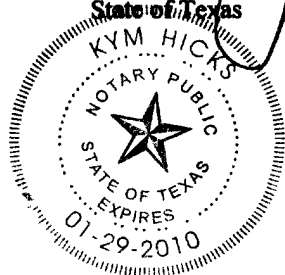
STATE OF TEXAS                    )  
  )  
COUNTY OF MONTGOMERY        )

Kym Hicks  
Notary Public in and for the  
State of Texas  


This instrument was acknowledged before me on the 20 day of May, 2009, by  
BEATRICE W. BELL.

Kym Hicks  
Notary Public in and for the  
State of Texas

AFTER RECORDING RETURN TO:  
MR. AND MRS. TOM B. KEO  
9450 LAKE CONROE DRIVE  
CONROE, TEXAS 77304  
6003 Villa Hills Dr.  
Houston, TX 77066



1E4402

## **EXHIBIT 'A'**

File No.: **1305793-HO40 (KH)**  
Property: **9450 Lake Conroe Drive, Conroe, TX 77304**

**BEING 2.000 acres of land out of Reserve "C", Block 2 of Tres Subdivision, map of which is recorded in Cabinet G, Sheet 39A of Montgomery County Map Records (MCMR) and in the name of Bill D'Amico, Trustee, as described in deed recorded in Volume 780, Page 643 of Montgomery County Deed Records (MCDR), said 2.000 acres being more particularly described as follows;**

**BEGINNING at a 1/2" iron rod found for the northeast corner of said Reserve "C" and the northwest corner of Reserve "A", in the south line of Lake Conroe Drive, based on a 60' right-of-way as shown on the recorded plat of Tres Subdivision, for the northeast corner of herein described tract;**

**THENCE S.13°21'10"W., (Call S.13°21'10"W., 550.99') along the east line of Reserve "C" and the west line of Reserve "A", at 525.15 feet pass a 1/2" iron rod found for a reference corner and continue on in all a distance of 550.99 feet to the southeast corner of Reserve "C" and the southwest corner of Reserve "A" in the 201 contour line of Lake Conroe described in deed to San Jacinto River Authority recorded in Volume 701, Page 823 MCDR, for the southeast corner of herein described tract;**

**THENCE along the called 201 contour line of Lake Conroe and the south line of Reserve "C" as follows:**

**N.38°05'30"W., 16.28 feet;**

**N.86°43'00"W., 41.91 feet;**

**N.52°55'00"W., 63.51 feet;**

**S.72°31'40"W., 103.57 feet to a 1/2" iron rod set for the southwest corner of herein described tract;**

**THENCE N.09°40'11"W., crossing Reserve "C" for a distance of 25.15 feet to a 1/2" iron rod set for an angle point in the west line of herein described tract;**

**THENCE N.34°03'41"E., crossing Reserve "C" for a distance of 111.68 feet to a 1/2" iron rod set for an angle point in the west line of herein described tract;**

**THENCE N.16°37'41"E., crossing Reserve "C" for a distance of 106.53 feet to a 1/2" iron rod set for an angle point in the west line of herein described tract;**

**THENCE N.13 °21'10"E., crossing Reserve "C" for a distance of 280.24 feet to a 1/2" iron rod set for the northwest corner of herein described tract in the north line of Reserve "C" and the south line of Lake Conroe Drive on a curve to the left;**

**THENCE along the north line of Reserve "C" and the south line of Lake Conroe Drive on a curve to the left having a radius of 494.70 feet and a central angle of 11°51'55" (Call R=494.70') for a distance of 102.45 feet to a 1/2" iron rod found for the end of said curve;**

**THENCE N.79°31'15"E., (Call N.79°31'15"E., 74.36') along the north line of Reserve "C" and the south line of Lake Conroe Drive for a distance of 74.36 feet to the POINT OF BEGINNING and containing 2.000 acres of land.**

FILED FOR RECORD

2009 MAY 22 AM 9:35

*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in  
File Number Sequence on the date and at the time  
stamped herein by me and was duly RECORDED in  
the Official Public Records of Real Property at  
Montgomery County, Texas.

MAY 22 2009



*Mark Turnbull*  
County Clerk  
Montgomery County, Texas