

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: IF PRESENT IN THIS INSTRUMENT; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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Carmical/Mosser
GF#1101709

WARRANTY DEED

Date: Sept 13, 2011



LT1-1-2011082263-1

Grantor: LARRY JOE CARMICAL and SUSAN JO CARMICAL

Grantor's mailing address: 9151 LAKE CONROE DRIVE, CONROE, TEXAS 77304

Grantee: CYNTHIA A. MOSSER

Grantee's mailing address: 32718 Edgewater Dr. Magnolia, Tx. 77354

The consideration for the conveyance of the following described property from Grantor to Grantee is \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged.

The property (including any improvements) hereby conveyed is:

Being 1.043 Acres of Land in the Elijah Collard Survey A-7 and being all of a 0.63 Acre tract described in Film Code 455-01-0867, Real Property Records, Montgomery County, Texas and being all of a 0.413 Acre tract described in Film Code 893-01-0649, Real Property Records, Montgomery County, Texas : being more fully described as follows ;

BEGINNING at a found 1/2" iron rod being the East Corner of said 0.63 Acre tract and being the East Corner of the herein described 1.043 Acre tract ;

THENCE : S 13° 21' 16" W 126.30 feet to a found 1/2" iron rod being the Southeast Corner of said 0.63 Acre tract and the herein described tract ;

THENCE : S 82° 26' 25" W 249.11 feet to a found 1/2" iron rod for turn point in the South Line of the herein described tract ;

THENCE : N 72° 22' 20" W 20 feet to a point in Pond being the Southeast Corner of said 0.63 Acre tract and the Southwest Corner of said 0.413 Acre tract, being a point in the South Line of the herein described tract ;

THENCE : N 72° 18' 49" W 87.89 feet to a found 1/2" iron rod in Centerline of a Roadway for turn point in the herein described tract ;

THENCE : S 45° 07' 44" W 88.70 feet to a found 1/2" iron rod in Centerline of said Roadway for turn point in the herein described tract ;

THENCE : N 57° 08' 28" W 92.48 feet to a found 1/2" iron rod being a point in the existing shoreline of Lake Conroe and being a turn point in the herein described tract ;

THENCE : N 64° 10' 38" W 53.52 feet to a point for the West Corner of said 0.413 Acre tract and the herein described tract ;

THENCE : N 19° 33' 21" E 27.65 feet to a point for the Northwest Corner of said 0.413 Acre tract and the herein described tract ;

THENCE : N 86° 20' 06" E at 53.45 passing a found 1/2" iron rod in the existing shoreline of Lake Conroe, continuing in all a total distance of 248.49 feet to a found 1/2" iron rod in Centerline of said Roadway for turn point in the herein described tract ;

THENCE : S 21° 48' 24" E 53.93 feet to a point in said Pond being the Northeast Corner of said 0.413 Acre tract and the Northwest Corner of said 0.63 Acre tract and a turn point in the herein described tract ;

THENCE : N 58° 28' 45" E at 30.00 feet passing a found 1/2" iron rod, continuing in all a total distance of 260.56 feet to a found 1/2" iron rod for the North Corner of the herein described tract ;

THENCE : S 76° 39' 20" E 70.00 feet to the PLACE OF BEGINNING, containing 1.043 Acres of Land .



LT2-3

This conveyance is made on an "AS IS", "WHERE IS" and "WITH ALL FAULTS" basis, and except as otherwise specified herein, Grantor has made no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition, title (except as may be specifically set forth and limited in this deed), habitability, merchantability or fitness for a particular purpose with respect to the property, any other item conveyed hereunder or any portion thereof, all such representations and warranties, as well as any implied warranties being hereby expressly disclaimed.

Reservations from and Exceptions to Conveyance and Warranty (if any) are described in an Exhibit attached hereto and also include:

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas; but only to the extent they are still in force and effect.

Taxes for the year set out in the date line above, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to any 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 conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

NOTICE

THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Larry Joe Carmical

LARRY JOE CARMICAL

Susan Jo Carmical

SUSAN JO CARMICAL

STATE OF Texas

COUNTY OF Montgomery

This instrument was acknowledged before me on September 13, 2011, by LARRY JOE CARMICAL and SUSAN JO CARMICAL.

[Signature]
Notary Public

PREPARED IN THE LAW OFFICE OF:
McCLAIN & HARRELL
Commonwealth Centre
2040 North Loop 336 West, Suite 312
Conroe, Texas 77304
(936)756-3383



AFTER RECORDING RETURN TO:
CYNTHIA A. MOSSER

32718 Edgewater Dr.
Magnolia TX 77354

FILED FOR RECORD

09/15/2011 4:41PM

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 Montgomery County, Texas.

09/15/2011



Mark Turnbull

County Clerk
Montgomery County, Texas