

2007-014209

276-11-1348

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

Special Warranty Deed

Date: January 30, 2007

Grantor: Timothy A. Knittig and Heather T. Knittig

Grantor's Mailing Address:

2703 Crossvine Circle
The Woodlands, Texas 77380
Montgomery County, Texas

Grantee: Knittig Boat House, LLC

Grantee's Mailing Address:

2703 Crossvine Circle
The Woodlands, Texas 77380
Montgomery County, Texas

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being 1.00 acres of land, more or less out of RESERVE "C" of TRES, a subdivision of 63.611 acres of land in the Elijah Collard Survey, A7, Montgomery County, Texas, a plat of which was recorded in plat Cabinet G, as sheet 39A of the Map Records of Montgomery County, Texas. Said 1.00 acre tract is more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof, reference to which is here made for all purposes,

Reservations from Conveyance:

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.

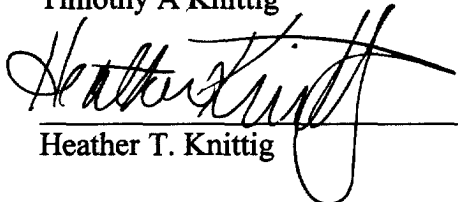
Exceptions to Conveyance and Warranty:

None.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



Timothy A Knittig

Heather T. Knittig

*This instrument was prepared based on
information furnished by the Parties, and no
independent title search has been made.*

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on 11-30, 2007, by
Timothy A. Knittig and Heather T. Knittig



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Stone & Associates
2202 Timberloch Place, Suite 250
The Woodlands, Texas 77380

AFTER RECORDING RETURN TO:

Stone & Associates
2202 Timberloch Place, Suite 250
The Woodlands, Texas 77380

BEING 1.000 acre of land in the Eljah Collier Survey, A-7, Montgomery County, Texas and being out of Reserve "C" of Tract Subdivision, map of which is recorded in Cabinet Q, Sheet 39A of Montgomery County Map Records (MCDR) and in the name of Bill O'Amber, Trustee as described in deed recorded in Volume 766, Page 643 of Montgomery County Deed Records (MCDR), said 1.000 acre being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the northwest corner of Reserve "A" and the Northwest corner of Reserve "C", Tract Subdivision, in the south line of Lake Corcoran Drive, based on a 60' right-of-way;

THENCE S.29°11'15"W., along the north line of Reserve "C" and the south line of Lake Corcoran Drive for a distance of 74.36 feet to a 1/2" iron rod found for the beginning of a curve to the right;

THENCE in a westerly direction along the north line of Reserve "C" and the south line of Lake Corcoran Drive on a curve to the right having a radius of 494.70 feet and a central angle of 24°17'20" for a distance of 209.71 feet to a 1/2" iron rod found for the end of said curve;

THENCE N.76°11'25"W., continuing along the north line of Reserve "C" and the south line of Lake Corcoran Drive for a distance of 122.60 feet to a 1/2" iron rod found for the beginning of a curve to the right;

THENCE in a northwesterly direction along the northeast line of Reserve "C" and the southwest line of Lake Corcoran Drive on a curve to the right having a radius of 162.86 feet and a central angle of 71°13'05" for a distance of 131.30 feet to a 1/2" iron rod set for the southwest corner of and POINT OF BEGINNING of herein described tract;

THENCE S.71°28'07"W., crossing said Reserve "C" for a distance of 479.35 feet to the southwest corner of herein described tract in the called 201 contour line of Lake Corcoran as described in deed recorded in Volume 701, Page 823 MCDR. from whence a found 1/2" iron rod reference corner bears N.71°28'07"E., 15.00 feet;

THENCE N.05°00'13"E., (Call N.05°00'13"E., 200.34') along the 201 contour line of Lake Corcoran and the south line of Reserve "C" for a distance of 45.34 feet to an angle point in survey;

THENCE N.03°30'33"W., (Call N.03°30'33"W., 82.83') along the 201 contour line of Lake Corcoran and the south line of Reserve "C" for a distance of 82.83 feet to an angle point in survey;

THENCE N.60°37'10"E., (Call N.60°37'10"E., 73.24') along the 201 contour line of Lake Corcoran and the south line of Reserve "C" for a distance of 73.24 feet to an angle point in survey;

THENCE N.46°32'13"E., (Call N.46°32'13"E., 54.34') along the 201 contour line of Lake Corcoran and the south line of Reserve "C" for a distance of 44.39 feet to a capped 1/2" iron rod set for the northwest corner of herein described tract;

THENCE S.77°49'46"W., crossing said Reserve "C" for a distance of 204.11 feet to a capped 1/2" iron rod set for an angle point in the north line of herein described tract;

THENCE N.71°28'07"E., crossing said Reserve "C" for a distance of 141.03 feet to a capped 1/2" iron rod set for the northeast corner of herein described tract in the northeast line of said Reserve "C" and the southwest line of Lake Corcoran Drive on a curve to the left;

THENCE in an southeasterly direction along the northeast line of Reserve "C" and the southwest line of Lake Corcoran Drive on a curve to the left having a radius of 162.86 feet and a central angle of 71°40'36" for a distance of 30.00 feet to the POINT OF BEGINNING and containing 1.000 acre of land.

ORIGINAL PRINT INCOMPLETE

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

EXHIBIT "A"

FILED FOR RECORD

07 FEB -6 PM 1:48

Mark Timball
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.

FEB - 6 2007



Mark Timball
County Clerk
Montgomery County, Texas