

y
H**WARRANTY DEED**

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY. §

KNOW ALL MEN BY THESE PRESENTS,

THAT THE UNDERSIGNED, B. G. D'Amico, and wife, Agnes Cecilia D'Amico, and being the same person as Agnes Cecelia D'Amico, in the deed recorded in Volume 780, Page 639, of the Deed records of Montgomery County, Texas, hereinafter called Grantor, (whether one or more), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable considerations to us in hand paid by Melanie Kaye Faulkner, as her separate property and estate, (hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged and confessed;

Has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto said Grantee, the following described property, to-wit:

Being 1.408 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas, and being out of a 5.935 acre tract described in the deed to B. G. D'Amico, and wife, recorded in Volume 780, Page 639, of the Deed records of Montgomery County, Texas, and being more particularly described on Exhibit 'A' attached hereto and made a part hereof:

But it is expressly agreed and stipulated that the taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations, and ordinances of municipal and/or governmental authorities if any, but only to the extent they are still in effect relating to the herein above described property.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantees,

his' heirs, executors, administrators, successors and/or assigns to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.

When this deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, the use of any gender shall include all genders, and when executed by or to a corporation the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed this 7 day of September, 2000.

B. G. D'Amico
B. G. D'Amico,

Agnes Cecilia D'Amico
Agnes Cecilia D'Amico

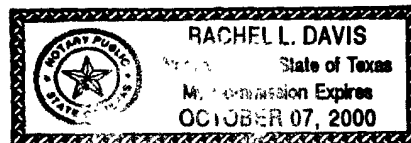
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me, on this the 7th day of September, 2000, by B. G. D'Amico and Agnes Cecilia D'Amico.

Rachel L. Davis
NOTARY PUBLIC, STATE OF TEXAS

Mailing address of grantee:

Melanie Kaye Faulkner
104 W. White Willow
The Woodlands, Texas 77381
9229 LAKE CONROE DRIVE
CONROE, TX 77304
2000 01



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.

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"

Page 1 of 2 Pages

BEING 1.408 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas and being out of a 5.935 acre tract described in deed to B. G. D'Amico et ux recorded in Volume 780, Page 639 of Montgomery County Map Records (MCMR), said 1.408 acres being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the northeast corner of Reserve "B", Section 1 of Tres Subdivision, map of which is recorded in Cabinet G, Sheet 39A MCMR in the south line of said 5.935 acre tract;

THENCE S 83°32'10"W., along the north line of said Reserve "B" and the south line of said 5.935 acres for a distance of 109.22 feet to a 1/2" iron rod found for an angle point in their north and south lines respectively;

THENCE N.81°29'55"W., continuing along the north line of said Reserve "B" and the south line of said 5.935 acres for a distance of 204.28 feet to a 1/2" iron rod found for the southeast corner of and POINT OF BEGINNING of herein described tract;

THENCE N.81°29'55"W., continuing along the north line of said Reserve "B" and the south line of said 5.935 acres for a distance of 226.48 feet to a P.K. Nail found for the southwest corner of herein described tract in the center-line of a 60' wide roadway easement;

THENCE N.19°33'55"E., crossing said 5.935 acres and along the center-line of a 60 foot wide roadway easement for a distance of 144.08 feet to an angle point in same;

THENCE S.86°33'40"E., continuing across said 5.935 acres and along the south line of said roadway easement for a distance of 50.30 feet to an angle point in same;

THENCE N.33°40'22"E., continuing across said 5.935 acres and crossing said roadway easement for a distance of 20.62 feet to an inside corner of herein described tract in the north line of said roadway easement;

THENCE N.26°31'02"W., continuing across said 5.935 acres for a distance of 120.90 feet to the northwest corner of herein described tract in the west line of said 5.935 acres;

THENCE N.19°33'55"E., along the east line of said 5.935 acres for a distance of 45.65 feet to the northwest corner of herein described tract;

THENCE S.64°00'19"E., crossing said 5.935 acres for a distance of 53.62 feet to an angle point in herein described tract;

THENCE S.57°12'40"E., continuing across said 5.935 acres for a distance of 92.53 feet to a 1/2" iron rod found for an angle point in the north line of herein described tract;

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Page 2 of 2 Pages

THENCE N.44°56'59"E., continuing across said 5.935 acres for a distance of 22.56 feet to a 1/2" iron rod found for an angle point in the north line of herein described tract;

THENCE S.74°37'27"E., continuing across said 5.935 acres for a distance of 138.06 feet to a 1/2" iron rod found for the northeast corner of herein described tract;

THENCE S.41°47'44"E., continuing across said 5.935 acres for a distance of 46.36 feet to a 1/2" iron rod found for an angle point in the east line of herein described tract;

THENCE S.28°39'14"W., continuing across said 5.935 acres for a distance of 57.03 feet to a 1/2" iron rod found for the upper southeast corner of herein described tract;

THENCE N.36°52'46"W., continuing across said 5.935 acres for a distance of 67.75 feet to an angle point in the upper south line of herein described tract;

THENCE N.66°10'38"W., continuing across said 5.935 acres for a distance of 67.62 feet to an inside corner of herein described tract;

THENCE S.08°30'05"W., continuing across said 5.935 acres for a distance of 259.42 feet to the POINT OF BEGINNING and containing 1.408 acres of land.

11.408 Acres Tract

ORIGINAL PRINT INCOMPLETE

FILED FOR RECORD

2002 JAN 16 AM 10:51

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

JAN 16 2002



Mark Turnbull

County Clerk
Montgomery County, Texas