

8726502

469-01-0261

REAL PROPERTY RECORDS 7

The State of Texas,

Know All Men by These Presents:

County of MONTGOMERY

That BILLY GRAY D'AMICO and AGNES CECILIA D'AMICO.....

of the County of..MONTGOMERY.. State of....TEXAS..... for and in consideration

of the sum of TENand NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND
VALUABLE CONSIDERATIONS.....DOLLARSto BE in hand paid by WALTER W. COFFER, JR. #8 LAKE CONROE DR.
CONROE TX 77304 as follows:

BUYER., WALTER W. COFFER, JR., WILL ASSUME THE UNPAID BALANCE
OF THAT PROMISSORY NOTE # 13382 PAYABLE TO THE FIRST STATE
BANK OF MAGNOLIA, MAGNOLIA, TEXAS, AS WELL AS THE LIABILITIES
OUTSTANDING ON SUBJECT DESCRIBED MORE FULLY BELOW.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
WALTER W. COFFER, JR.

of the County of MONTGOMERY State of TEXAS all that certain
DESCRIBED REAL PROPERTY ALONG WITH THE HOUSE and IMPROVEMENTS UPON SAME,
AS FOLLOWS, to-wit;
BEING 0.757 acres of land in the E. COLLARD Survey, A-7, Montgomery
County, Texas, and being a part of that certain 5.935 acres recorded
in Volume 238, Pages 6 thru 10, of the County Deed of Trust Records,
said 0.757 acres being more particularly described on the attached
Exhibit marked "A", as follows;

BEGINNING at the southeast corner of the above mentioned 5.935 acre
tract and the southeast corner of a 0.510 acre tract, this being the
southeast corner of the herein described tract;

THENCE N. 33 deg. 29 min. 30 sec. W. along the northeast line of the
0.510 acre tract for a distance of 160.66 feet to an angle point in
same;

THENCE N. 53 deg. 23 min. W. along same line for a distance of 100.00
feet to point for the southwest corner of this tract;

THENCE N. 28 deg. 35 min. 10 sec. E. for a distance of 57.04 feet
to point for corner;

THENCE N. 41 deg. 49 min. 20 sec. W. for a distance of 46.33 feet
to point for the northwest corner of the herein described tract same
being the southwest corner of the Eby 0.3995 acre tract as recorded
in Volume 332, Page 475 of the County Deed of Trust Records;

THENCE S. 83 deg. 44 min. 50 sec. E. along the south line of Eby tract
for a distance of 233.91 feet to the northeast corner in the east
line of the 5.935 acre tract;

THENCE S. 13 deg. 21 min. 10 sec. W. along said east line for a distance
of 259.79 feet to the POINT OF BEGINNING and containing 0.757 acres
of land which includes a roadway easement along the west line of the
above described tract as shown on the survey map for same.

EXHIBIT
"A"

469-01-0262

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said SELLER, BILLY GRAY D'AMICO and wife, AGNES CECILIA D'AMICO, and ALL OF THEIR heirs and assigns forever and THEY EACH hereby bind ALL OF THEIR heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said BUYER, WALTER W. COFFER, JR. and HIS

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR hand at MONTGOMERY COUNTY,
this FRIDAY, the 19th day of JUNE 19⁸⁷
Witnesses at Request of Grantor:

AGNES CECILIA D'AMICO

BILLY GRAY D'AMICO

Mailing address of grantee:

469-01-0263

Name:
Address:

STATE OF TEXAS
COUNTY OF MONTGOMERY

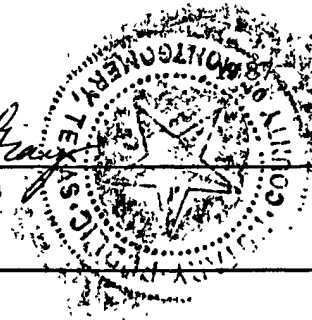
(Acknowledgment)

This instrument was acknowledged before me on the 19th day of June
by BILLY GRAY D'AMICO AND AGNES CECILIA D'AMICO

My commission expires:

October 17, 1988

Judith J. Gray
Notary Public, State of Texas
Notary's printed name:
JUDITH J. GRAY



STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires:

Notary Public, State of Texas
Notary's printed name:

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires:

Notary Public, State of Texas
Notary's printed name:

6728502

128	Warranty Deed	FROM	TO	FILED FOR RECORD	This _____ day of _____ A.D. 19____ at _____ o'clock _____ M.	County Clerk.	By _____ Deputy	RECORDED	_____ A.D. 19____ In _____ County Records In Book _____, on Page _____	County Clerk.	By _____ Deputy	Recording Fee \$ _____ This instrument should be filed immediately with the County Clerk for record.	WHEN RECORDED RETURN TO	The Odess Company, Dallas, TX 75238
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FILED FOR RECORD
1987 JUN 19 PM 4:01
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

3655104.19.872

REC 7.00

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that 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 of
Montgomery County Texas

JUN 19 1987



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY TEXAS