

566-00-1984

99062697

CASH WARRANTY DEED

Date: **JUNE 25, 1999**

Grantor:

C T Closing Services Corporation

Grantor's Mailing Address (including county):

18111 Preston Road, Suite 170
Dallas, Texas 75252

Grantee: **David R. Layton**

Grantee's Mailing Address (including county):

9155 Lake Conroe Drive
Conroe, Texas 77304

Consideration:

TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed

Property (including any improvements):

See Attached

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; all rights, obligations, and taxes for 1999, the payment of which Grantee assumes.

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 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.

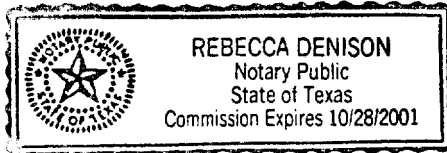
When the context requires, singular nouns and pronouns include the plural.

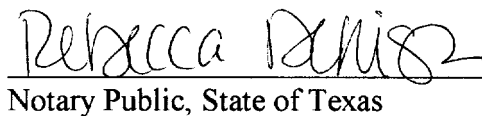

 C T Closing Services Corporation
 By: Leslie Bryant

STATE OF TEXAS }

COUNTY OF COLLIN }

This instrument was acknowledged before me on the 21 day of June, 1999,
 by Leslie Bryant, Vice President of C T Closing Services Corporation. To be effective June 25, 1999.




 Notary Public, State of Texas

Notary's Printed Name: _____

Notary's Commission Expires: _____

AFTER RECORDING RETURN TO GRANTEE
9155 Lake Conroe Drive
Conroe, Texas 77304

DESCRIPTION

Being 0.5346 acres of land in E. Collard Survey, Abstract No. 7, Montgomery County, Texas and being out of a 5.935 acre tract as described in Deed recorded in Volume 238, Page 6 through 10 of the Deed Records and being that same 0.535 acre tract as described in Deed recorded in Volume 899, Page 530 Deed Records of Montgomery County, Texas, said tract being a 0.3995 acre tract, a 65.4 square foot tract, and a 0.134 acre tract, all described in Deed filed for record under Clerk's File No. 8837537 of the Real Property Records Montgomery County, Texas, said 0.5346 acre tract more particularly described by metes and bounds as follows:

COMMENCING at a point for reference for the Northeast corner of the 5.935 acre tract;

THENCE South 13 deg. 21 min. 10 sec. West, a distance of 126.34 feet along the Easterly line of the 5.935 acre tract to a 1/2 inch iron rod, found for the Northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 13 deg. 21 min. 10 sec. West, a distance of 105.00 feet to a 1/2 inch iron rod, found for the Southeast corner;

THENCE North 83 deg. 44 min. 50 sec. West, a distance of 233.91 feet to a 1/2 inch iron rod, found for an angle point in the center of a roadway easement;

THENCE North 74 deg. 42 min. 53 sec. West, a distance of 138.25 feet crossing a pond to a 5/8 inch iron rod, set in the centerline of a roadway easement and being the Southwest corner of the herein described tract;

THENCE North 44 deg. 51 min. 40 sec. East, a distance of 56.77 feet along the center of a roadway easement to a 5/8 inch iron rod, set for the Northwest corner;

THENCE South 72 deg. 22 min. 21 sec. East, a distance of 108.22 feet, crossing a pond to a 1/2 inch iron rod for an angle point in the center of a roadway easement;

THENCE North 82 deg. 26 min. 27 sec. East, a distance of 249.11 feet back to the POINT OF BEGINNING and containing 0.5346 acres of land based on the survey and plat prepared by Glesman Surveying dated July 3, 1991.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

FILED FOR RECORD
99 JUL 29 PM 1:52
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

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.

JUL 29 1999



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS