

WARRANTY DEED

GF# 1412805

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

Date: June 20, 2014**Grantor:** KNITTIG BOAT HOUSE, L.L.C., a Texas limited liability company**Grantor's Mailing Address:** 15 Cape Harbour Place The Woodlands, Texas 77380
(Montgomery County)**Grantee:** JOHN M. MARTIN and JULIA M. MARTIN, husband and wife**Grantee's Mailing Address:** 3807 Loma Lane Spring Texas 77386
(Montgomery County)**Consideration:**

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

Property (including any improvements):

BEING 1.00 acre of land in the Elijah Collard Survey, A-7, Montgomery County, Texas and being out of Reserve "C" of Tres Subdivision, map of which is recorded in Cabinet G, Sheet 39A of Montgomery County Map Records (MCMR) and in the name of Bill D'Amico, Trustee as described in deed recorded in Volume 780, Page 643 of Montgomery County Deed Records (MCDR), said 1.00 acre being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

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 and Grantee's heirs, successors, or 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, except as to the Reservations from and Exceptions to Conveyance and Warranty.

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

GF# 1412805
Unit #/Closer 7/4A
Stewart Title of Montgomery County, Inc.

EXECUTED on the date first above written.

KNITTIG BOAT HOUSE, L.L.C.

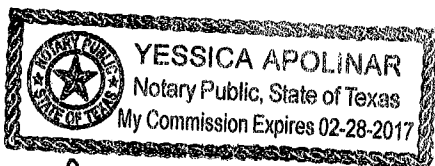
By: [Signature]
Tim Knittig, Member

KNITTIG BOAT HOUSE, L.L.C.

By: [Signature]
Heather Knittig, Member

STATE OF Texas,
COUNTY OF Montgomery

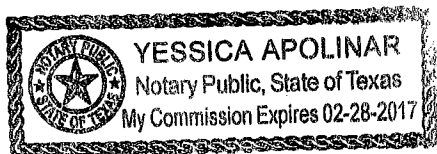
This instrument was acknowledged before me on the 20 day of June, 2014, by Tim Knittig, Member of KNITTIG BOAT HOUSE, L.L.C., a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public in and for the
State of Texas

STATE OF Texas,
COUNTY OF Montgomery

This instrument was acknowledged before me on the 20 day of June, 2014, by Heather Knittig, Member of KNITTIG BOAT HOUSE, L.L.C., a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public in and for the
State of Texas

AFTER RECORDING RETURN TO:

1J5755 WD

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1412805

BEING 1.00 acre of land in the Elijah Collard Survey, A-7, Montgomery County, Texas and being out of Reserve "C" of Tres Subdivision, map of which is recorded in Cabinet G, Sheet 39A of Montgomery County Map Records (MCMR) and in the name of Bill D'Amico, Trustee as described in deed recorded in Volume 780, Page 643 of Montgomery County Deed Records (MCDR), said 1.00 acre being more particularly described as follows:

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

THENCE S.79°31'15"W., along the north line of Reserve "C" and the south line of Lake Conroe 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 Conroe 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 Conroe 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 Conroe Drive on a curve to the right having a radius of 162.06 feet and a central angle of 31°13'05" for a distance of 138.30 feet to a 1/2" iron rod set for the southeast 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 Conroe 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 Conroe and the south line of Reserve "C" for a distance of 45.34 feet to an angle point in same;

THENCE N.03°50'33"W., (Call N.03°50'33"W., 92.83') along the 201 contour line of Lake Conroe and the south line of Reserve "C" for a distance of 92.83 feet to an angle point in same;

THENCE N.69°37'10"E., (Call N.69°37'10"E., 73.24') along the 201 contour line of Lake Conroe and the south line of Reserve "C" for a distance of 73.24 feet to an angle point in same;

THENCE N.46°39'52"E., (Call N.46°32'13"E., 88.84') along the 201 contour line of Lake Conroe and the south line of Reserve "C" for a distance of 48.52 feet to a capped 1/2" iron rod set for the northwest corner of herein described tract;;

THENCE S.77°49'41"E., crossing said Reserve "C" for a distance of 204.08 feet to a capped 1/2" iron rod set for an angle point in the north line of herein described tract;

THENCE N.71°25'30"E., crossing said Reserve "C" for a distance of 144.96 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 Conroe 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 Conroe Drive on a curve to the left having a radius of 162.06 feet and a central angle of 17°44'45" for a distance of 50.19 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

E-FILED FOR RECORD
06/23/2014 4:29PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

06/23/2014



County Clerk
Montgomery County, Texas