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## **CORRECTED SPECIAL WARRANTY DEED**

**STATE OF TEXAS**

**Known all men by these presents**

**COUNTY OF MONTGOMERY**

**THAT THE UNDERSIGNED, PAUL TORRETTI and FRANCINE A. TORRETTI**, hereinafter referred to as **“Grantors”**, whether one or more, and for and in consideration of the sum of **TEN DOLLARS (\$10.00)** cash paid by the **“Grantee”** out of Grantee’s separate property and estate herein named, the receipt and sufficiency of which is hereby acknowledged and confessed, have **GRANTED, SOLD, and CONVEYED**, and by these presents do hereby **GRANT, SELL, and CONVEY** unto **PAUL MICHAEL TORRETTI**, as his sole separate property and estate, to include all improvements on said property, herein referred to as Grantee, whether one or more, the real property, subject to the reservations hereinafter made on the property with all of its structured improvements to the realty described as follow:

**A tract of land containing 2.076 acres, more or less, out of the Elijah Collard Survey, Abstract 7, Montgomery County, Texas, said 2.076 acre tract being out of a part of Reserve “C” of TRES, an addition in Montgomery County, Texas, according to the map or plat thereof recorded in Plat Cabinet G, Sheet 39, Map Records of Montgomery County, Texas.**

### **Reservations**

### **Deed Restrictions**

This conveyance, however, is made and accepted subject to any and all validly encumbrances, conditions and restrictions, relating to the herein above described property as now reflected by the records of the County Clerk of **MONTGOMERY COUNTY, TEXAS**.



Life Estate

Except, however, that we, PAUL TORRETTI and FRANCINE A. TORRETTI, reserve unto ourselves and unto the survivor spouse of either of us a life estate in the premises hereby conveyed, so that we and the surviving spouse of either of us shall have the full possession, use and benefit of said property, as well as the rents, revenues and profits thereof, for and during our lives and during the life of the survivor of us.

**TO HAVE AND HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever as his separate property and estate; and Grantors do hereby bind Grantors' 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 by, through or under me, but not otherwise, except as to the reservation from and exceptions to conveyance and warranty.

But it is expressly agreed that the **VENDOR'S LIEN**, if any, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvement until the note and all interest hereon are full paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

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

**EXECUTED** this 7<sup>th</sup> day of January 2011.



Paul Torretti



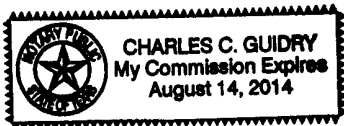
Francine A. Torretti

(Acknowledgment)

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2011 by **Paul Torretti**, who stated that the provisions contained therein were true and correct.



Charles C. Guidry  
Notary Public, State of Texas

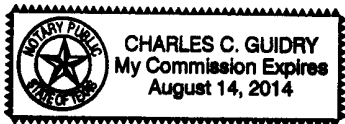
Charles C. Guidry  
Notary's Printed Name

Commission Expires: 8/14/2014

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2011 by **Francine A. Torretti**, who stated that the provisions contained therein were true and correct.



Charles C. Guidry  
Notary Public, State of Texas

Charles C. Guidry  
Notary's Printed Name

Commission Expires: 8/14/2014

**RECORD AND RETURN TO:**

Paul Michael Torretti  
2125 Augusta Drive #20  
Houston, Texas 77057-3755

**PREPARED BY:**

Charles C. Guidry, Attorney  
11107 McCracken Cir. #B  
Cypress, Texas 77429  
Telephone: 281 890-4608  
Facsimile: 281 890-4687

**FILED FOR RECORD**

01/10/2011 11:05AM

*Mark Tumbull*

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 Montgomery County, Texas.

01/10/2011



*Mark Tumbull*

County Clerk  
Montgomery County, Texas