

2629001615 record to include signature in  
Notary

RETURN TO:  
Commonwealth Land Title  
15119 Memorial Drive, Ste. 106  
Houston, TX 77079

GENERAL WARRANTY DEED

ORIGINAL INCOMPLETE

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

**Date:** July 25, 2009

**Grantor:** Angela Renee Maxwell-Beattie, a single woman

**Grantor's Mailing Address:**

**Grantee:** Dennis Hegemier and Jill Hegemier

**Grantee's Mailing Address:**

6 Ginger Bay Place  
The Woodlands, TX 77382

**Consideration:**

Cash and other good and valuable consideration.

**Property (including any improvements):**

Lot Two (2), in Block Two (2), of TRES, a subdivision of 63.611 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas, according to the map or plat thereof record in Cabinet G, Sheet 39A of the Map Records of Montgomery County, Tex as.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2009, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

2009-070879



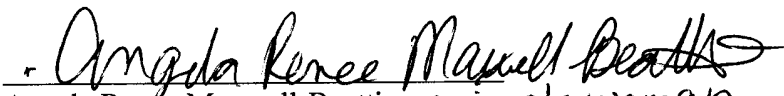
LT1-1-2010053775-1



LT2-3

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and 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 Conveyance and the Exceptions to Conveyance and Warranty.

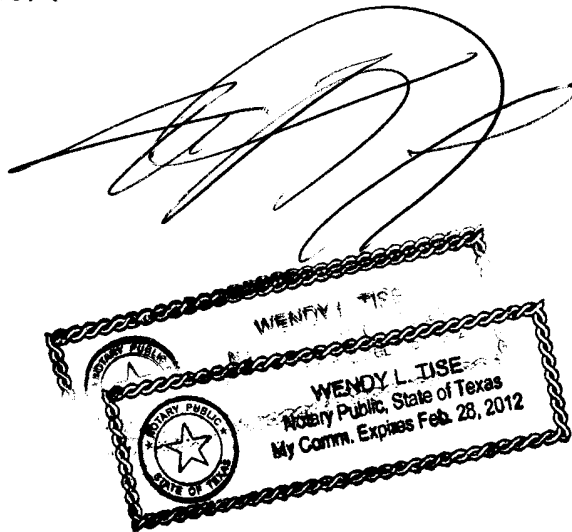
When the context requires, singular nouns and pronouns include both genders.

  
Angela Renee Maxwell-Beattie, a single woman

STATE OF TEXAS )

COUNTY OF HARRIS )

This This instrument was acknowledged before me on July 31, 2009 by Angela Renee Maxwell-Beattie, a single woman



FILED FOR RECORD

2009 AUG -5 AM 10:43

  
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.

AUG - 5 2009



  
County Clerk  
Montgomery County, Texas

**FILED FOR RECORD**

06/22/2010 9:28AM

*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 Montgomery County, Texas.

06/22/2010



*Mark Turnbull*

County Clerk  
Montgomery County, Texas