

2000-014028

662-00-1023

2000-01-077/3876/
GEF/OL5 REPUBLIC
TITLE

WARRANTY DEED

DATE: FEBRUARY 18, 2000

GRANTOR: MILTON W. LOMBARD and wife,
DANA J. LOMBARD

GRANTOR'S MAILING ADDRESS: 204 VIRGINIA LANE
CONROE, TEXAS 77301
(Montgomery County, Texas)

GRANTEE: MARK R. EARNEST and wife,
CAROL A. EARNEST

GRANTEE'S MAILING ADDRESS: 10638 GREEN RIDGE ROAD
CONROE, TEXAS 77303
(Montgomery County, Texas)

CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration paid by the Grantees herein to the Grantors and Grantors hereby Sell and Convey to Grantees the following described property:

PROPERTY:

BEING LOT FIVE (5), BLOCK ONE (1), OF TRES, A SUBDIVISION OF 63.611 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS, A PLAT OF WHICH WAS RECORDED IN PLAT CABINET G, AS SHEET 39A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 other matters emanating from and existing by reason of the creation, establishment, maintenance, or other applicable governmental district, agency, or authority; taxes for the year and the payment of which Grantees assume; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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 Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever. Grantor bind Grantor and Grantor heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantees and Grantees 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.

Milton W. Lombard
MILTON W. LOMBARD

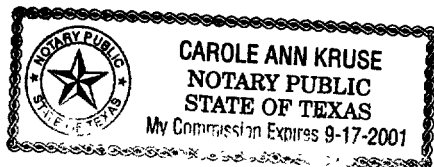
Dana J. Lombard
DANA J. LOMBARD

THE STATE OF TEXAS 0

COUNTY OF MONTGOMERY 0

This instrument acknowledged before me on this the 18 day of February, 2000, by MILTON W. LOMBARD and wife, DANA J. LOMBARD.

Carole Ann Kruse
NOTARY PUBLIC, STATE OF TEXAS



Return To:
Mary C. Fulton

Field Notes

1.997 Acres - Lot 5, Block 1

TRES Subdivision

Montgomery County, Texas

Being a 1.997 acre tract or parcel of land known as Lot 5, Block 1 of TRES, a subdivision of 63.611 acres of land located in the Elijah Collard Survey, Abstract No. 7, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G. Sheet 39-A, of the Map Records of Montgomery County, Texas, and said 1.997 acres being more particularly described as follows:

BEGINNING at a found 5/8" iron rod in the northerly right-of-way line of Lake Conroe Drive (60' R.O.W.) as a point for the southeast corner of the herein described tract, same being the southwest corner of Lot 4, and proceeding;

THENCE: along said Lake Conroe Drive, along a curve to the left, said curve having a central angle of $35^{\circ}34'29''$, a radius of 252.70 feet, and an arc length of 156.90 feet, to a found 5/8" iron rod as a tangent point;

THENCE: S $79^{\circ}05'15''$ W, a distance of 30.17 feet, continuing along said Lake Conroe Drive, to a point for a curve, from which a found 5/8" iron rod bears N $30^{\circ}38'33''$ E, a distance of 0.50 feet;

THENCE: still along said Lake Conroe Drive, along a curve to the left, said curve having a central angle of $02^{\circ}46'55''$, a radius of 6147.46 feet, and an arc length of 298.48 feet, to a found 5/8" iron rod as a tangent point;

THENCE: S $81^{\circ}52'10''$ W, continuing along said Lake Conroe Drive, a distance of 55.00 feet to a 1/2" iron rod set for the southwest corner of the herein described tract, same being the southeast corner of Lot 6;

THENCE: N $08^{\circ}08'01''$ W, a distance of 191.40 feet along the common line of said Lot 5, and Lot 6, to a found 5/8" iron rod in a north line of the said 63.611 acres as a point for the northwest corner of the herein described tract, same being the northeast corner of said Lot 6, and being in the south line of a called 7.550 acre tract conveyed to Bobby L. Ross as described in deed recorded in CF No. 9507830, R.P.R.M.C.;

THENCE: N $83^{\circ}30'10''$ E, a distance of 436.38 feet to a point for the northeast corner of the herein described tract, from which a found 5/8" iron rod bears N $29^{\circ}01'06''$ E, same being an inner corner of said Lot 4;

THENCE: S $46^{\circ}30'12''$ E, a distance of 147.97, back to the place and point of BEGINNING and having a computed area of 1.997 acres.

These field notes are based on a land survey performed on the ground by Laughlin Surveying, Inc., Job No. 00-0035, bearings based on the recorded plat of TRES in Cabinet G, Sheet 39-A, of the Map Records of Montgomery County, Texas.

Steven E. Laughlin
Steven E. Laughlin
R.P.L.S. No. 5178



FILED FOR RECORD

00 FEB 22 AM 10:05

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

FEB 22 2000



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was
found to be inadequate for the best photogra-
phic reproduction because of illegibility, carbon
or photo copy, discolored paper, etc. All black-
outs, additions and changes were present at the
time the instrument was filed and recorded.