

Allegiance Title GF #1771660B-ALCH

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.

General Warranty Deed with Vendor's Lien

Date: September 26, 2017

Grantor: Barbara J. King, a single person, individually, and as Independent Executrix of the Estate of Walter I. King, Deceased

Grantor's Mailing Address: 17015 Archa Island Dr Groves, TX 77473

Grantee: Brian T Pape and Krystle M Pape

Grantee's Mailing Address: 9351 Lake Conroe Drive, Conroe, Texas 77304

Consideration: Cash and a note of even date executed by Grantee and payable to the order of USAA Federal Savings Bank, in the principal amount of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of USAA Federal Savings Bank, and by a first lien deed of trust of even date from Grantee to Tom Wood, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

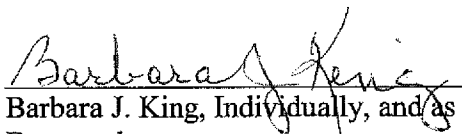
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017 and subsequent years, which Grantee assumes and agrees to pay.

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.

The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

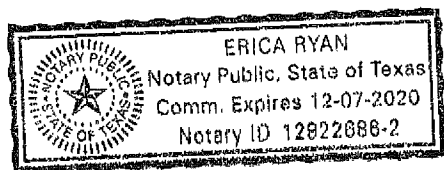


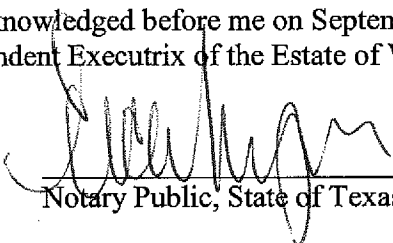
Barbara J. King, Individually, and as Independent Executrix of the Estate of Walter I. King, Deceased

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was signed or acknowledged before me on September 26, 2017 by Barbara J. King, Individually, and as Independent Executrix of the Estate of Walter I. King, Deceased.




Notary Public, State of Texas

Prepared by:
Dawn Enoch Moore, P.C.
6030 Sherry Lane
Dallas, Texas 75225
214/373-3500

After recording return to:
Brian T Pape
9351 Lake Conroe Drive
Conroe, TX 77304

EXHIBIT "A"

Being a portion of Lot 6, Block 1, of TRES, an addition in Montgomery County, Texas, according to the Plat thereof, recorded in Cabinet G, Sheet 39A, Map and/or Plat Records, Montgomery County, Texas, same being that tract of land conveyed to Walter I. King, and wife, Barbara J. King, by deed recorded in County Clerk's File Number 9707873, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Mark R. Earnest, and wife, Carol A. Earnest, by deed recorded in County Clerk's File Number 2000-014028, Official Public Records of Montgomery County, Texas, also being known as Lot 5, Block 1 of said subdivision, and being in the North line of Lake Conroe Drive (60 foot Right-of-Way);

THENCE South 81 degrees 52 minutes 10 seconds West, along the North line of Lake Conroe Drive, a distance of 267.39 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of that tract of land conveyed to William F. Bollich, and Carrel E. Briley, by deed recorded in County Clerk's File Number 2015089042, Official Public Records of Montgomery County, Texas;

THENCE North 07 degrees 44 minutes 13 seconds West, along the East line of the Bollich and Briley tract, a distance of 198.99 feet to a 1/2 inch iron rod found for corner, said point being in the South line of that tract of land conveyed to BWCD Conroe Holdings, LTD., by deed recorded in County Clerk's File Number 2008-048649, Official Public Records of Montgomery County, Texas;

THENCE North 83 degrees 30 minutes 10 seconds East, along the South line of the BWCD Conroe Holdings, LTD tract, a distance of 266.12 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of said Earnest tract;

THENCE South 08 degrees 08 minutes 00 seconds East, along the West line of said Earnest tract, a distance of 191.40 feet to the POINT OF BEGINNING and containing 52,061 square feet or 1.20 acres of land.

E-FILED FOR RECORD

09/27/2017 12:17PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

09/27/2017



County Clerk
Montgomery County, Texas