

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.

WARRANTY DEED

Date: July 21, 2017

Grantor: ERIC D. HITCHCOCK and wife, TAMMY L. HITCHCOCK

Grantor's Mailing Address:

595 Sumac Drive
Aurora IL 60506

Grantee: STEPHEN S. HARKNESS and ANNA M. HARKNESS

Grantee's Mailing Address:

9167 LAKE CONROE DR
CONROE, TX 77304

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements):

A tract of land containing 1.5728 Acres situated in the Elijah Collard Survey, Abstract 7, Montgomery County, Texas, being the same tract recorded in the name of Eric D. Hitchcock under Montgomery County Clerk's File (M.C.C.F.) No. 2007030474 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and being more particularly described by metes and bounds on Exhibit "A" attached hereto

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; and all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

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 the plural.



ERIC D. HITCHCOCK

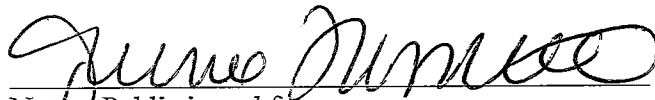
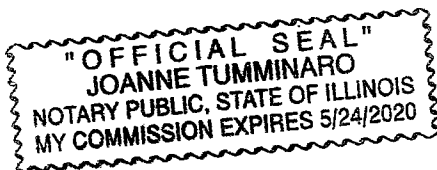


TAMMY L. HITCHCOCK

STATE OF ILLINOIS §

COUNTY OF DuPage §

This instrument was acknowledged before me on July 21, 2017, by ERIC D. HITCHCOCK and TAMMY L. HITCHCOCK.



Notary Public in and for
The State of Illinois

AFTER RECORDING RETURN TO:

STEPHEN and ANNA HARKNESS

PREPARED IN THE LAW OFFICE OF:

LARSON & WEISINGER
P. O. BOX 2666
CONROE, TEXAS 77305

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 1721127

A tract of land containing 1.5728 Acres situated in the Elijah Collard Survey, Abstract 7, Montgomery County, Texas, being the same tract recorded in the name of Eric D. Hitchcock under Montgomery County Clerk's File (M.C.C.F.) No. 2007030474 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said M.C.C.F. No. 2007030474)

BEGINNING at a screw found at the end of Lake Conroe Drive, as recorded on the plat of Tres in Cabinet G, Sheet 39A of the Montgomery County Map Records, being the southwest corner of this tract;

THENCE, with the lines of a tract recorded in the name of Bruce Harkness et ux under M.C.C.F. No. 2015079228 of the O.P.R.M.C.T. the following five (5) courses:

1. NORTH 19° 33' 35" EAST, a distance of 144.08 Feet to a punch hole found at a corner of this tract;
2. SOUTH 86° 33' 40" EAST, a distance of 50.30 Feet to a screw found at an interior corner of this tract;
3. NORTH 33° 40' 23" EAST, a distance of 20.62 Feet to a screw found at an interior corner of this tract;
4. NORTH 26° 31' 02" WEST, a distance of 116.75 Feet to a 1/2 Inch iron rod found at a corner of this tract;
5. NORTH 19° 26' 38" EAST, a distance of 63.47 to a sub-aqueous point in Lake Conroe at the northwest corner of this tract;

THENCE, with the lines of a tract recorded in the name of Darin Earl Cesan et ux under M.C.C.F. No. 2014066548 of the O.P.R.M.C.T. the following three (3) courses:

1. SOUTH 64° 17' 21" EAST, a distance of 54.19 Feet to a P.K. brand nail found at a corner of this tract;
2. SOUTH 57° 12' 40" EAST, a distance of 92.53 Feet to a 1/2 Inch iron rod found at an interior corner of this tract;
3. NORTH 44° 54' 13" EAST, a distance of 32.00 Feet to a 1/2 Inch iron rod found at an interior corner of this tract;

THENCE, SOUTH 74° 33' 30" EAST, with a south line of a tract recorded in the name of David R. Layton under M.C.C.F. No. 99062697 of the O.P.R.M.C.T., a distance of 138.22 Feet to a 1/2 Inch iron rod at the northeast corner of this tract;

THENCE, with the lines of a tract recorded in the name of Eric D. Hitchcock et ux under M.C.C.F. No. 2013032251 of the O.P.R.M.C.T. the following two (2) courses:

1. SOUTH 41° 49' 08" EAST, a distance of 46.32 Feet to a 1/2 Inch iron rod found at a corner of this tract;
2. SOUTH 28° 37' 46" WEST, a distance of 57.03 Feet to a 1/2 Inch iron rod found at a corner of this tract;

THENCE, with the lines of a tract recorded in the name of Earl F. Williams et ux in Volume 1113, Page 516 of the O.P.R.M.C.T. the following two (2) courses:

1. NORTH 37° 04' 14" WEST, a distance of 67.75 Feet to a point at an interior corner of this tract;
2. SOUTH 02° 43' 16" EAST, a distance of 63.81 Feet to a 1/2 Inch iron rod found at a corner of this tract;

THENCE, with the lines of a tract recorded in the name of Kenneth Allen Bitgood under M.C.C.F. No. 2006125886 of the O.P.R.M.C.T. the following two (2) courses:

1. NORTH 89° 48' 39" WEST, a distance of 78.36 Feet to a 5/8 Inch iron rod found at a interior corner of this tract;
2. SOUTH 08° 28' 37" WEST, a distance of 167.78 Feet to a 1/2 Inch iron rod found at the southeast corner of this tract;

THENCE, NORTH 81° 29' 54" WEST, with the north line of the aforementioned Tres, a distance of 226.46 Feet to the POINT OF BEGINNING and containing 1.5728 Acres of land.

E-FILED FOR RECORD

08/15/2017 08:46AM



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.

08/15/2017



County Clerk
Montgomery County, Texas