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OLD REPUBLIC TITLE
GF # 1504244

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 with Vendor's Lien

**LO Company NMLS ID 458011
LO NMLS ID 1182532
Loan # 709051180**

AFTER RECORDING RETURN TO:

**John N Haldiman
91 N. Concord Valley Circle
The Woodlands, TX 77382**

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the **Twenty-fourth** day of **September, 2015**.

Grantor: **Charles A. Harlow and Elaine K. Harlow**

Grantor's Mailing Address: **1111 Looking Glass Blvd.**
Montgomery, TX 77356

Grantee: **John N Haldiman and Jamie L Haldiman, husband and wife**

Grantee's Mailing Address: **91 N. Concord Valley Circle
The Woodlands, TX 77382**

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note(s) of even date in the principal amount (aggregate) of Two Hundred Fifty Five Thousand and 00/100 -- (\$255,000.00) made by Grantee payable to the order of Citizens Bank , "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien

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retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Jamey L. Smith , Trustee.

Property (including any improvements):

Being 1.495 acre(s) of land, more or less, in, out of Reserve "C", of TRES, a subdivision out of the Elijah Collard Survey, A-7, in 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 being more particularly described by metes and bounds in Exhibit "A" attached hereto.

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

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 Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's 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. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) 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 shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns".

	
<small>Signature</small>	<small>Signature</small>
<small>Date</small>	<small>Date</small>
Charles A. Harlow	Elaine K. Harlow

Warranty Deed with Vendor's Lien

STATE OF TEXAS

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 24 day of Sept., 2015 by
Charles A. Harlow and Elaine K. Harlow.

Susie Geisler

Notary Public

Printed Name: _____

My commission expires: _____



Warranty Deed with Vendor's Lien

Exhibit "A" Attachment

BEING 1.495 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas and being out of Reserve "C" of Tres Subdivision, map of which is recorded in Cabinet G, Sheet 39A of Montgomery County Map Records (MCMR) and in the name of Bill D'Amico, Trustee as described in deed recorded in Volume 780, Page 643 of Montgomery County Deed Records (MCDR), said 1.495 acres being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the northwest corner of Reserve "A" and the Northeast corner of Reserve "C", Tres Subdivision, in the south line of Lake Conroe Drive, based on a 60' right-of-way;

THENCE S. 79° 31' 15"W., along the north line of Reserve "C" and the south line of Lake Conroe Drive for a distance of 74.36 feet to a 1/2" iron rod found for the beginning of a curve to the right;

THENCE in a westerly direction along the north line of Reserve "C" and the south line of Lake Conroe Drive on a curve to the right having a radius of 494.70 feet and a central angle of 22° 00' 04" for a distance of 189.96 feet to a 1/2" iron rod found for the northeast corner of and POINT OF BEGINNING of herein described tract;

THENCE S. 30° 42' 44" W., crossing said Reserve "C" for a distance of 607.42 feet to a 1/2" iron rod found for the southeast corner of herein described tract in the south line of Reserve "C" and the 201 contour line of Lake Conroe, as described in deed recorded in Volume 701, Page 823 MCDR;

THENCE S. 68° 49' 30" W.; along the 201 contour line of Lake Conroe and the west line of Reserve "C" for a distance of 233.44 feet to a 1/2" iron rod found for the southwest corner of herein described tract;

THENCE N. 37° 06' 51" E., leaving the 201 contour line of Lake Conroe and crossing said Reserve "C" for a distance of 778.18 feet to a 1/2" iron rod found for the northwest corner of herein described tract in the north line of said Reserve "C" and the south line of Lake Conroe Drive;

THENCE S. 76° 11' 25" E., along the north line of said Reserve "C" and the south line of Lake Conroe Drive for a distance of 40.25 feet, to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE in an easterly direction along the north line of Reserve "C" and the south line of Lake Conroe Drive on a curve to the left having a radius of 494.70 feet and a central angle of 02° 17' 16" for a distance of 19.75 feet to the POINT OF BEGINNING and containing 1.495 acres of land.

FILED FOR RECORD

09/28/2015 4:28PM

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.

09/28/2015



Mark Turnbull

County Clerk
Montgomery County, Texas