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WARRANTY DEED

FILED BY
FIDELITY NATIONAL TITLE

THE STATE OF TEXAS

Ø

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF MONTGOMERY

Ø

THAT, MARY HAMILTON NIVEN, a single person, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the Grantor paid by

MILTON W. LOMBARD and wife, DANA J. LOMBARD

12502 Wildwood Circle
Montgomery, Tx 77356

hereinafter called the Grantees, the receipt of which is hereby acknowledged has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the Grantee all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows:

Lot Five (5), Block One (1), of TRES, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 39A of the Map Records of Montgomery County, Texas.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property, likewise, this conveyance is made and accepted subject to any and all mineral and/or royalty interests reserved by predecessors in title.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs, successors and assigns and I do hereby bind myself, my heirs, successors, executors, administrators, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

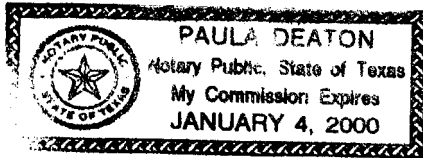
EXECUTED this 23rd day of April, 1996.Mary Hamilton Niven
MARY HAMILTON NIVEN

RECORDED'S MEMORANDUM:
At the time of recording, this instrument was found to be in full compliance with all public records laws, and no corrections, deletions, additions and changes were made at the time the instrument was filed and recorded.

THE STATE OF TEXAS Ø

COUNTY OF Montgomery Ø

This instrument acknowledged before me on this the 23rd day of April,
1996 by MARY HAMILTON NIVEN.



Paula Deaton
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name _____
My Commission Expires: _____

Return to
12502 Wickwild Circle
Montgomery, Tx 77356

FILED FOR RECORD

96 APR 25 AM 10:36

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

[Signature]
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.

APR 25 1996



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS