2252

Prepared by the State Bar of Texas for use by lawyers only. Revised 10-85.

WARRANTY DEED (Long Form)

BEAL PROPERTY RECORD

8654409

Date: AUGUST 14, 1986

Grantor: PETER VERNON, SUSAN VERNON CARPENTER and STEVEN VERNON

Grantor's Mailing Address (including county):

Grantee: WALTER W. COFFER

Grantee's Mailing Address (including county): #8 Lake Conroe Drive

Conroe, Texas 77304 Montgomery County, Texas.

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

Property (including any improvements):

BEING 0.519 acres of land in the E. Collard Survey, A-7, Montgomery County, Texas, described by metes and bounds on Exhibit""A" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

Subject to any and all restrictions, mineral reservations, exceptions, right of ways, building lines, affecting said property.

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.

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

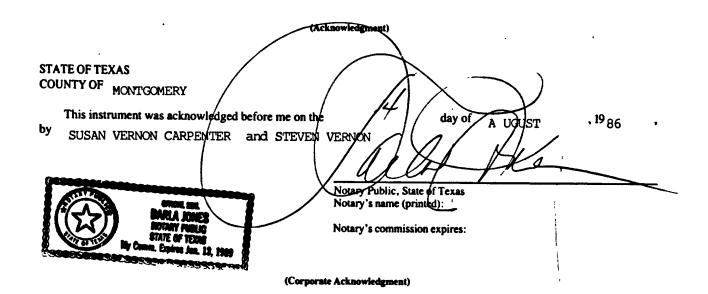
350-86-13,20

EXECUTED THIS 14th day of August, 1986.

PETER VERNON

SUSAN VERNON CARPENTER

STEVEN VERNON



STATE OF TEXAS
COUNTY OF LAMPASSES

This instrument was acknowledged before me on the by PETER VERNON of Corporation, on behalf of said corporation.

Corporation, on behalf of said corporation.

Notary Public, State of Texas Notary's name (printed):

Notary's commission expires:

Notary's commission expires:

DEAN KIRBY

She Commission Expires 7-18-88

AFTER RECORDING RETURN TO:

CTA

PREPARED IN THE LAW OFFICE OF:

RETURN TO
TEXAS AMERICAN TITLE COMPANY
13430 NORTHWEST FREEWAY, SUITE #820
HOUSTON, TEXAS 77040

BEING 0.519 acre of land in the E. Collard Survey, A-7, Montgomery County, Texas, and being a part of a 5.935 acre tract recorded in Volume 238, pages 6-10, Deed of Trust Records of Montgomery County, Texas; said 0.519 acre tract described as follows:

BEGINNING at an rion rod for N.E. corner of this tract in the North line of above mentioend 5.935 acre tract, said rod being N. 76° 39' 20" W., 70.0 ft. from its N.E. Corner;

THENCE S. 58° 28' 45" W., at 230.56 ft. pass an iron rod and continue on in all 260.56 ft. to a point for corner;

THENCE N. 21° 53' 15" W., for a distance of 54.24 ft. to point for corner in center line of a 20 ft. wide roadway easement;

THENCE N. 52° 56' 40" E., along the centerline of said easement for a distance of 30.37 ft. to point for corner;

THENCE N. 52° 28' 50" W., for a distance of 55.33 ft. to point for corner;

THENCE N. 86° 02' 25" W., for a dsitance of 59.61 ft. to point for corner in one North line of 5.935 acre tract;

THENCE N. 69° 40' 43" E., along one North line of 5.935 acre tract forwa distance of 186.11 ft. to an angle point in same;

THENCE S. 76° 39' 20" E., for a distance of 151.0 ft. to POINT OF BEGINNING, and containing 0.519 acre of land.

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1986 DEC 17 AN 8: 45

Roy Harris

COUNTY CLERK

EXHIBIT "A"

RETURN TO TEXAS AMERICAN TITLE COMPANY 13430 NORTHWEST FREEWAY, SUITE #920 HOUSTON, TEXAS 77040