

WARRANTY DEED

(Long Form)

REAL PROPERTY RECORDS

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.

350-86-1320

437-01-1969

EXECUTED THIS 14th day of August, 1986.

Peter J. Vernon
PETER VERNON
Susan Vernon Carpenter
SUSAN VERNON CARPENTER
Steven Vernon
STEVEN VERNON

(Acknowledgment)

STATE OF TEXAS
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the
by SUSAN VERNON CARPENTER and STEVEN VERNON

14 day of AUGUST, 1986



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

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF LAMPASSES

This instrument was acknowledged before me on the
by PETER VERNON

18th day of AUGUST, 1986

of
a corporation, on behalf of said corporation.



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

Notary's commission expires:

7-18-88
JEAN KIRBY

My Commission Expires 7-18-88

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

CTA

✓ 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 iron rod for N.E. corner of this tract in the North line of above mentioned 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 distance 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 for a 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.

EXHIBIT "A"

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 hereon by me; and was duly RECORDED
in the official Public Records of Real Property of
Montgomery County, Texas

DEC 17 1986



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

FOR RECORD
1986 DEC 17 AM 8:45

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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