

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

CHICAGO TITLE

GE # CT171024773

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

THAT, SCOTT DEGRASSI and wife, SANDRA DEGRASSI, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

JOHN RABBIT and wife, DIANA RABBIT

9145 Lake Conroe Dr.  
Conroe, TX 77384

hereinafter called Grantees, the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantees 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, to-wit:

A tract of land containing 0.765 acre in the Elijah Collard Survey, Abstract Number 7, Montgomery County, Texas, and being the same tract of land as described in deed to Scott Degrassi as recorded under Film Code Number 481-11-0557 of the Real Property Records of said Montgomery County, said 0.765 acre being more particularly described by metes and bounds on Exhibit "A" attached hereto.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

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 and Grantees' heirs and assigns, forever. And Grantors do hereby bind Grantors and Grantors' heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees and Grantees' heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed this 5th day of October, 2017.

[Signature]  
SCOTT DEGRASSI

[Signature]  
SANDRA DEGRASSI

STATE OF TEXAS

§

COUNTY OF Conroe

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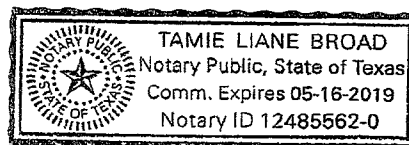
This instrument was acknowledged before me on this 5th day of October, 2017 by SCOTT DEGRASSI and wife, SANDRA DEGRASSI.

[Signature]  
Notary Public, State of Texas

After recording return to:

1519 Patty dr.  
Conroe, TX 78133

GAJEANIECHICAGO2017117684773.Degrassi-Rabbit(2-2).cd.doc



**EXHIBIT A**

A tract of land containing **0.765** acre in the **Elijah Collard Survey, Abstract Number 7**, Montgomery County, Texas, and being the same tract of land as described in deed to Scott Degrassi as recorded under Film Code Number 481-11-0557 of the Real Property Records of said Montgomery County, said 0.765 acre being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod (found) at the northeast corner of the herein described tract and the northwest corner of a tract of land containing called 1.043 acres as described in deed to Larry Carmical under Clerk's File Number 8713975, and being located on a southerly line of a tract of land containing called 16.7498 acres as described in deed to BWCD Holdings, LTD., under Film Code Number 575-11-0956;

**THENCE** S 58 deg 32 min 09 sec W along the southeasterly line of said Degrassi tract and the northwest line of said Carmical tract, a distance of 261.35 feet to a capped iron rod (found) at the most southerly corner of the herein described tract and the westerly corner of said Carmical tract, and being located on the easterly line of a tract of land containing called 0.534 acre as described in deed to David Layton under Film Code Number 566-00-1984;

**THENCE** N 21 deg 45 min 55 sec W along a southwesterly line of said Degrassi tract and an easterly line of said Layton tract, a distance of 54.60 feet to a ½" iron rod (found, in a gravel drive) for an angle point of the herein described tract of land and the most northerly corner of said Layton tract;

**THENCE** S 86 deg 13 min 34 sec W along the southwest line of the herein described tract and the northerly line of said Layton tract, passing the northwest corner of same and the southwest corner of a tract of land containing called 0.541 acre as described in deed to Earl Williams in Volume 111-5, Page 516, a distance of 247.54 feet to the most westerly corner of the herein described tract, being located in Lake Conroe;

**THENCE** N 19 deg 26 min 38 sec E along the most westerly line of said Degrassi tract, a distance of 11.88 feet to the northwesterly corner of the herein described tract of land and being located in Lake Conroe;

**THENCE** N 69 deg 40 min 43 sec E along the northwest line of said Degrassi tract with said 16.7498 acres, a distance of 361.81 feet to a ½" iron rod (found) at the most northerly corner of the herein described tract of land;

**THENCE** S 76 deg 39 min 20 sec E along the northeast line of said Degrassi tract with said 16.7498 acres, a distance of 151.01 feet to the **Point of Beginning** and containing **0.765** acre of land.

**NOTE: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.**



**E-FILED FOR RECORD**

**10/13/2017 04:44PM**



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.

**10/13/2017**



County Clerk  
Montgomery County, Texas