

2006-021041

024-11-0537

CHARTER TITLE COMPANY

G.F. No. 1019000441

GF# 109000441

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED**(Cash)**

THE STATE OF TEXAS

§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

THAT THE UNDERSIGNED, JULIA W. HALPERIN, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto FREDERIC HALPERIN herein referred to as "Grantee," whether one or more, the real property described as follows:

An undivided one-half (1/2) interest in and to that certain tract of land containing 2.053 acres, more or less, out of the Elijah Collard Survey, Abstract 7, Montgomery County, Texas, said 2.053 acres being out of and a part of Reserve "C" 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, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of MONTGOMERY County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 23rd day of February, 2006

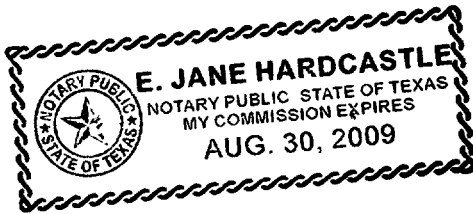

JULIA W. HALPERIN

Grantee's Address:

9300 Lake Conroe Drive, Conroe, TX 77304-1023

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF MontgomeryThis instrument was acknowledged before me on 2-23-06, by Julia W. Halperin.Notary Name: [Signature]State of: [Signature]County of: [Signature]Expires: [Signature]

After Recording
Return to:
Fred & Julia Halperin
9300 Lake Coral Drive
Coral, TX. 77304

645-00-0548

RECORDS MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

December 29, 1999

METES & BOUNDS DESCRIPTION**EXHIBIT "A"**

Page 1 of 2 Pages

BEING 2.053 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 2.053 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 24°17'20" for a distance of 209.71 feet to a 1/2" iron rod found for the end of said curve;

THENCE N.76°11'25"W., continuing along the north line of Reserve "C" and the south line of Lake Conroe Drive for a distance of 122.60 feet to a 1/2" iron rod found for the beginning of a curve to the right;

THENCE in a northwesterly direction along the northeast line of Reserve "C" and the southwest line of Lake Conroe Drive on a curve to the right having a radius of 162.06 feet and a central angle of 13°32'27" for a distance of 38.30 feet to a 1/2" iron rod set for the southeast corner of and **POINT OF BEGINNING** of herein described tract;

THENCE S.55°19'39"W., crossing said Reserve "C" for a distance of 273.08 feet to a 1/2" iron rod set for an angle point in the south line of herein described tract;

THENCE S.47°05'30"W., continuing across Reserve "C" for a distance of 424.42 feet to a 1/2" iron rod set for an angle point in the south line of herein described tract;

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 Real Property at Montgomery County, Texas.

MAR 01 2006



Mark Turnbull
County Clerk
Montgomery County, Texas

FILED FOR RECORD

06 MAR -1 PM 1:46

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS