

2005-014988

MONTGOMERY COUNTY TITLE CO.
3305 West Davis, Suite 100
Conroe, Texas 77304
(936) 441-4889
GF # 05010173

WARRANTY DEED

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.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS;

THAT, STEVEN M. JOHNSON and wife, MARY E. JOHNSON, hereinafter called Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the Grantor paid by

NOEL A. NEAL and LINDA A. NEAL
5430 NORQUEST BLVD.
YOUNGSTOWN, OH 44515

hereinafter called the Grantees the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the Grantees all of those certain lots, 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 One (1), Block Two (2), TRES, a subdivision of 63.611 acres located in the Elijah Cellard Survey, Abstract No. 7, of 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 they 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, Grantees' heirs, executors, administrators, successors and assigns forever, and Grantors do hereby bind Grantors, Grantors' heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, Grantees' heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 7th day of FEBRUARY, 2005.

STEVEN M. JOHNSON

MARY E. JOHNSON

STATE OF TEXAS 0

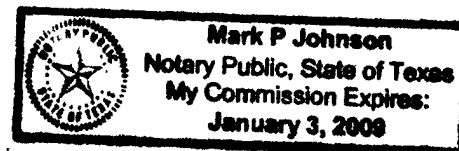
COUNTY OF MONTGOMERY 0

This instrument acknowledged before me on this the 7th day of FEBRUARY, 2005, by STEVEN M. JOHNSON and MARY E. JOHNSON.

NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Grantees' Address:

5430 NORQUEST BLVD.
YOUNGSTOWN, OH 44515



763-10-1401

FOR RECORD

763-10-1402

2005 FEB 14 PM 12: 25

Mark Tarball
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

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.

FEB 14 2005



Mark Tarball
County Clerk
Montgomery County, Texas

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.