

9513860

049-00-2172

GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

X
X
X

KNOW ALL MEN BY THESE PRESENTS:

THAT, Mary Hamilton Niven (hereinafter called "Grantor"), for and in consideration of the sum of ten and no/100 dollars (\$10.00) cash and other good and valuable consideration in hand paid by Bill D'Amico, Trustee (hereinafter called "Grantee"), whose address for mailing purposes is hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged and confessed, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto Grantee all that certain lot, tract or parcel of land, together with all improvements thereon, described as follows:

Lot Six (6), in Block One (1), of TRES, a subdivision of 63.611 acres of land in the Elijah Survey, Abstract 7, Montgomery County, Texas, a plat of which was recorded in Plat Cabinet G, as Sheet 39A of the Map Records of Montgomery County, Texas.

This conveyance is made and accepted expressly subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State.

To have and to hold the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, legal and personal representatives and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend, all and singular the said property unto Grantee, Grantee's heirs, legal and personal representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This deed, and the conveyance made hereby are being executed, delivered and accepted in lieu of foreclosure, and shall be construed as a foreclosure, of the Liens (defined below) and as an absolute conveyance to Grantee of all right, title and interest of Grantor in and to the property. Notwithstanding the foregoing to the contrary, the liens securing payment of that certain promissory note in the original principal amount of \$50,000 dated January 15, 1993, executed by Grantor and payable to Grantee, secured by a

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vendor's lien retained in a deed filed for record in the office of the County Clerk of Montgomery County under Clerk's File No. 9303482 and a deed of trust filed for record in the office of the County Clerk of Montgomery County, Texas under Clerk's file No. 9303483 (the "Liens") are not released or relinquished in any manner and shall continue to remain in full force and effect unless released by Grantee by written instrument executed by Grantee.

Executed to be effective as of the 15th day of February, 1995.

GRANTOR:

Mary Hamilton Niven
Mary Hamilton Niven

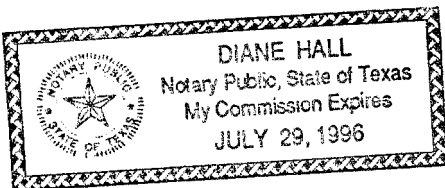
ACCEPTED AND AGREED TO
GRANTEES:

Bill D'Amico
Bill D'Amico, Trustee

THE STATE OF TEXAS X
COUNTY OF Montgomery X

This instrument was acknowledged before me on the 15th day of February, 1995, by Mary Hamilton Niven.

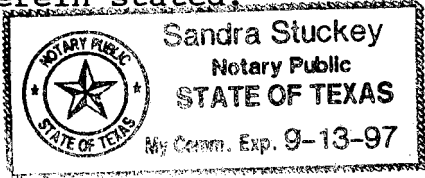
Diane Hall
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



049-00-2174

THE STATE OF TEXAS X
COUNTY OF Montgomery X

This instrument was acknowledged before me on the 8th day of March, 1995, by Bill D'Amico, Trustee, in the capacity therein stated.



Sandra Stuckey
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Grantees' Address:

Return to:
REGENCY TITLE COMPANY
2200 Post Oak Blvd., Suite 100
Houston, Texas 77058
92-0134053

FILED FOR RECORD
95 MAR 14 PM 3:35
MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS
P.P. DEPUTY

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

MAR 14 1995



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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