

GF No.: 1597183-HO43

THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

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WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, and said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens;

TRACT 1: BEING 0.8110 OF ONE ACRE OF LAND IN THE ELIJAH COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS OUT OF LOT 6, BLOCK 1 OF TRES SUBDIVISION, MAP OF WHICH IS RECORDED IN CABINET G, PAGE 39A OF MONTGOMERY COUNTY MAP RECORDS, SAID LOT 6 ALSO BEING DESCRIBED IN DEED TO WALTER KING RECORDED UNDER FILM CODE NO. 231-00-1808 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.8110 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.



43-1597183

RECORDED AT THE REQUEST
OF FIRST AMERICAN TITLE

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of the aforesaid County.

But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms thereof, when this Deed shall become absolute, which Vendor's Lien and Superior Title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above.

WHEN this Deed is executed by more than one person, or when the GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed to correspond; and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 26th day of July, 2011.

[Signature]
JAMES T. GROSS

[Signature]
DIANNA R. GROSS

THE STATE OF Texas §

COUNTY OF Montgomery §

This instrument was acknowledged before me on the 26th day of July, 2011, by
JAMES T. GROSS AND SPOUSE, DIANNA R. GROSS.



[Signature]
Notary Public

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by
_____.

Notary Public

After Recording Return To:
KENDALL N. FARRAR
9317 LAKE CONROE DRIVE
CONROE, TEXAS 77304

EXHIBIT 'A'

ALL THAT CERTAIN 0.9994 ACRE (43,535 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE ELIJAH COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND PART OF LOT SIX (6) AND RESERVE "B", IN BLOCK ONE (1) OF TRES SUBDIVISION, 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; SAID 0.9994 ACRE TRACT BEING ALL OF A CALLED 0.8110 ACRE TRACT AND ALL OF A CALLED 0.1890 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JAMES T GROSS, ET UX RECORDED UNDER CLERK'S FILE NO. 2001-088346 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF LAKE CONROE DRIVE (60 FEET WIDE), MARKING THE SOUTHWEST CORNER OF THE SAID 0.8110 ACRE TRACT SAME BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF THE SAID 0.1890 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID RESERVE "B";

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE CONROE DRIVE AND THE SOUTH LINE OF SAID RESERVE "B" WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 187.46 FEET, A CENTRAL ANGLE OF 08° 53' 43", AN ARC LENGTH OF 22.56 FEET TO A ½ INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE, S 79° 31' 15" W-19.95 FEET, CONTINUING ALONG THE SOUTH LINE OF RESERVE "B" AND THE NORTH RIGHT-OF-WAY LINE OF LAKE CONROE DRIVE TO A ½ INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 0.1890 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 19' 58" E-170.52 FEET TO A ½ INCH IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.1890 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83° 32' 10" E-58.63 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.1890 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFORESAID 0.8110 ACRE TRACT;

THENCE, N 83° 30' 10" E-151.76 FEET TO A ½ INCH IRON ROD WITH CAP FOUND FOR THE NORTHEAST CORNER OF THE SAID 0.8110 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07° 44' 19" E-199.03 FEET TO A ½ INCH IRON ROD WITH CAP FOUND LYING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID LAKE CONROE DRIVE FOR THE SOUTHEAST CORNER OF THE SAID 0.8110 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 52' 10" W-68.30 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE CONROE DRIVE TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 140.66 FEET AND A CENTRAL ANGLE OF 29° 27' 20";

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF LAKE CONROE DRIVE WITH THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 72.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE POINT OF REVERSE CURVE TO THE LEFT AND HAVING A RADIUS OF 187.46 FEET AND A CENTRAL ANGLE OF 24° 54' 36";

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF LAKE CONROE DRIVE FOLLOWING THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 81.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9994 ACRES (43,535 SQUARE FEET) OF LAND, MORE OR LESS.

FILED FOR RECORD

08/10/2011 12:05PM

Mark Turnbull

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 Montgomery County, Texas.

08/10/2011



Mark Turnbull

County Clerk
Montgomery County, Texas