

GENERAL CASH WARRANTY DEED

Texas Property Code Section 11.008.  
CONFIDENTIAL INFORMATION IN REAL PROPERTY RECORDS

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.

Date: September 29, 2016

Grantor: ERIC D. HITCHCOCK and spouse, TAMMY L. HITCHCOCK

Grantor's Mailing Address (including county):

ERIC D. HITCHCOCK  
TAMMY L. HITCHCOCK  
3125 Longwood Ln Apt 207  
Aurora, IL 60502  
Dopage County

Grantee: STEPHEN S. HARKNESS and spouse, ANNA M. HARKNESS

Grantee's Mailing Address (including county):

STEPHEN S. HARKNESS  
ANNA M. HARKNESS  
12805 Scarsdale Downs Ct.  
Ft. Worth, TX 76244  
Tarrant County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

BEING 0.757 ACRES OF LAND IN THE E. COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 5.935 ACRES RECORDED IN VOLUME 238, PAGES 6 THRU 10, OF THE COUNTY DEED OF TRUST RECORDS, SAID 0.757 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TEXAS AMERICAN TITLE COMPANY  
GF 7695-16-1691  
CLOSER: AS

**Reservations From and Exceptions to Conveyance and Warranty:**


This conveyance is made and accepted subject to any and all existing restrictions, mineral reservations and interests, conditions, covenants, easements and rights of way, if any, applicable to and enforceable against the above described real property as now reflected by the records of the County Clerk of the County in which the property is situated.

Current ad valorem taxes on the above described property as of the date hereof are assumed by grantee and grantee covenants and promises to pay the same.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

  
ERIC D. HITCHCOCK

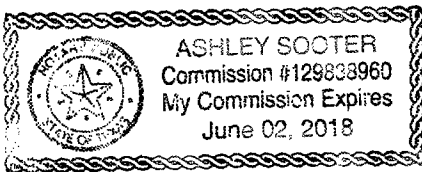
  
TAMMY L. HITCHCOCK

as  
**ACKNOWLEDGMENT**

STATE OF TX Texas  
COUNTY OF Montgomery

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This instrument was acknowledged before me on 9.29., 2016, by  
ERIC D. HITCHCOCK.



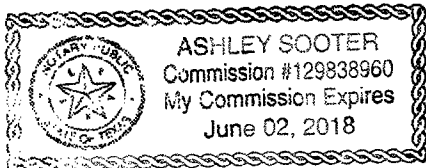
Ashley Sooter  
Notary Public, State of Texas

**ACKNOWLEDGMENT**

STATE OF Texas  
COUNTY OF Montgomery

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This instrument was acknowledged before me on 9.29., 2016, by  
TAMMY L. HITCHCOCK.



Ashley Sooter  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

WILLIAMS, BIRNBERG & ANDERSEN, LLP  
2000 Bering Drive, Suite 909  
Houston, Texas 77057

AFTER RECORDING RETURN TO:

F:\wp\Mhl\Tatco\695\2016\161691-gcwg.wpd

Exhibit 'A'

Being 0.757 acres of land in the E. Collard Survey, A-7, Montgomery County, Texas, and being a part of that certain 5.935 acres recorded in Volume 238, Pages 6 thru 10, of the County Deed of Trust Records, said 0.757 acres being more particularly described as follows:

BEGINNING at the southeast corner of the above mentioned 5.935 acre tract and the southeast corner of a 0.510 acre tract, this being the southeast corner of the herein described tract;

THENCE North 33 degrees 29 minutes 30 seconds West along the northeast line of the 0.510 acre tract for a distance of 160.66 feet to an angle point in same;

THENCE North 53 degrees 23 minutes West, along same line for a distance of 100.00 feet to a point for the southwest corner of this tract;

THENCE North 28 degrees 35 minutes 10 seconds East for a distance of 57.04 feet to point for corner;

THENCE North 41 degrees 49 minutes 20 seconds West for a distance of 46.33 feet to a point for the northwest corner of the herein described tract same being the southwest corner of the Eby 0.3005 acre tract as recorded in Volume 332, Page 475 of the County Deed of Trust Records;

THENCE South 83 degrees 44 minutes 50 seconds East along the south line of Eby tract for a distance of 233.91 feet to the northeast corner in the east line of the 5.935 acre tract;

THENCE South 13 degrees 21 minutes 10 seconds West along said east line for a distance of 259.79 feet to the POINT OF BEGINNING and containing 0.757 acres of land which includes a roadway easement along the west line of the above described tract as shown on the survey map for same.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

**E-FILED FOR RECORD**

**09/30/2016 04:37PM**



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.

**09/30/2016**



County Clerk  
Montgomery County, Texas