

3/5 ph

9445370

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

THAT GARY RICHARDSON, TRUSTEE, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

LAKWOOD ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC.

hereinafter called Grantee, receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, Described as follows, to-wit:

Tract I: Reserve C of Lakewood on Lake Conroe, a subdivision of 64.618 acres located in the Neil Martin Survey, A-26, Montgomery county, Texas, according to the map or plat thereof recorded in Cabinet F, Sheets 14B - 15B of the Map Records of Montgomery County, Texas.

Tract II: That certain 30' access easement adjacent to and adjoining the south line of Lot 26 as designated on the Plat of Lakewood on Lake Conroe Subdivision recorded in Cabinet F, Sheets 14B-15B, map Records of Montgomery County, Texas.

Tract III: All roads and streets located in Lakewood on Lake Conroe, a subdivision of 64.618 acres located in the Neil Martin Survey, A-26, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet F, Sheets 14B-15B, Map Records of Montgomery County, Texas.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

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 Grantee, its successors and assigns, forever. And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under it, but not otherwise.

Executed this 8th day of June, 1994.

FILED FOR RECORD *Gary Richardson*
GARY RICHARDSON, TRUSTEE

94 AUG 10 PM 12:54

STATE OF TEXAS

§ *Roy Harris*

COUNTY OF MONTGOMERY

§ COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

This instrument was acknowledged before me on the 8th day of June, 1994, by Gary Richardson, Trustee in the capacity therein stated.

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed by me
Number 9445370 on the date and at the time
stamped herein by me and was duly RECORDED in
the office: Public Records of Real Property of
Montgomery County, Texas.

Jel M. [Signature]
Notary Public, State of Texas

AUG 10 1994

Return to:

Gary Richardson
P.O. Box 525
Willis TX 77378



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS