

M481505

167-64-1367

# GENERAL WARRANTY DEED

The State of Texas

County of HARRIS

Know All Men By These Presents:

THAT, HOOD LANCO, INC., a Texas Corporation,

hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by BARKER PLACE HOMEOWNERS ASSOCIATION, INC.  
a Texas Non-Profit Corporation

hereinafter called "Grantee", the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain real property together with all improvements situated thereon,

located in Harris County, Texas, to wit:

5.3969 acres being all of the BARKER PLACE SUBDIVISION as recorded in Volume 268, Page 89 of the Map or Plat Records of Harris County, Texas, SAVE AND EXCEPT Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35 and any previously conveyed common area as reflected in the Real Property Records of Harris County, Texas.

It is, however, understood and agreed that out of the Property hereby conveyed, there is hereby EXCEPTED AND RESERVED unto ~~the Grantee, its successors and assigns~~ the owners of all of the lots in Barker Place, their respective heirs and assigns, an easement for the free and uninterrupted non-exclusive right of access, ingress, and egress upon, over and across the streets and/or roads in the Barker Place Subdivision

Subject to any and all valid and subsisting restrictions, easements, right of ways, reservations, maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of Harris County, Texas.

FILED FOR RECORD  
8:30 A.M.

JAN 19 1990

*Janita Prochman*  
County Clerk, Harris County, Texas

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

167-64-1368

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships and when this deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation, or trustee, be construed to mean "successors and assigns".

Grantor warrants and represents that all taxes and assessments against said Premises for prior years have been paid.

All taxes and assessments incurred, or to be incurred, for the current year have been prorated to the date hereof and Grantee assumes payment thereof.

EXECUTED this the 5 day of January, 1989.

HOOD LANCO, INC.

By: Henry E. Hood  
Henry E. Hood, President

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, REPAIR, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JAN 19 1990



Quita Roseheimer  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS

(INDIVIDUAL ACKNOWLEDGEMENT)

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

\_\_\_\_\_, known to me to be the person whose name \_\_\_\_\_

subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ executed the same for the purposes and

consideration therein expressed \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas

THE STATE OF TEXAS

(INDIVIDUAL ACKNOWLEDGEMENT)

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

\_\_\_\_\_, known to me to be the person whose name \_\_\_\_\_

subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ executed the same for the purposes and

consideration therein expressed \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas

THE STATE OF TEXAS

(CORPORATE ACKNOWLEDGEMENT)

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

Henry E. Hood, President \_\_\_\_\_, known to me to be the person and officer whose name is

subscribed to the foregoing instrument, and acknowledged to me that same was the act of said \_\_\_\_\_

HOOD LANCO, INC. \_\_\_\_\_, a corporation, and that he executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5 day of January, 1989.

Nancy Hood  
Notary Public in and for Harris County, Texas

