

STATE OF TEXAS  
COUNTY OF LLANO

} KNOW ALL MEN BY THESE PRESENTS: •

933.

THAT, KINGSLAND ESTATES, INC., a Texas corporation, hereinafter called "Grantor," for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantees hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and does by these presents GRANT, SELL and CONVEY unto

James S. Bailey and Wife Virginia H. Bailey-----

of Redondo Beach, Calif. ~~COUNTY OF TEXAS~~ hereinafter called "Grantees" (Whether one or more), the following lot (s), tracts or parcels of land situated in Llano County, Texas, being

Lot (s) One Hundred Eighty-Five (185)----- in

**KINGSLAND ESTATES,  
UNIT NO. 1,**

a subdivision located in Llano County, Texas as shown by map or plat of said subdivision duly recorded in the office of the County Clerk of Llano County, Texas, in Volume 92, Page 137, of Deed Records of Llano County, Texas, reference to which is hereby made.

This conveyance is subject, however, to the following restrictions, covenants, conditions, easements and reservations, which are a part of the consideration for the execution of this deed and which shall run with and burden the title to the property hereby conveyed and shall, be binding upon the Grantees, their heirs, successors and assigns:

1. All lots shall be used solely for residential purposes except lots designated as business.
  2. Lots designated as business may be used either for residential or business purposes provided, however, that if used for a business the nature and purpose of the business use shall first be approved in writing by Seller, his successors, assigns or designees.
  3. No building other than a single family residence containing not less than 800 square feet, exclusive of open porches, breezeways, car ports or garages, shall be erected or constructed on any residential lot or part of lot conveyed as a separate building site in KINGSLAND ESTATES, Inc., Unit No. 1. Servants quarters and guest houses may be constructed on said lots after completion of permanent residence.
  4. No building, structure, or fence shall be erected or constructed on any lot or part thereof conveyed as a separate building site until building plans, specifications, design, site, construction, and location on the property have first been approved in writing by an officer, agent or representative of KINGSLAND ESTATES, Inc., and buyer agrees to abide by set-back designations as to minimum and maximum set-back from front and rear property lines and side lines.
  5. No building or structure shall be occupied or used until the exterior thereof is completely finished.
  6. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Departments of Health.
  7. An assessment of \$10.00 per lot per year shall run against each lot and any part of lot conveyed as a separate building site in said subdivision for the maintenance of the park and beach areas, and for all improvements maintained for the benefit of the subdivision. Such assessment shall be and is hereby secured by a lien on each lot respectively, and shall be payable to the Seller in Llano, Texas, on the 1st day of May of each year, commencing May 1, 1969, or to such other persons as Seller may designate by instrument filed of record in the Office of the County Clerk of Llano County, Texas.
  8. All property owners and members of their families shall have ingress and egress to the lake and to the park area, as shown on plat of KINGSLAND ESTATES Unit No. 1. All parks, lake and beach improvements shall be available for use to property owners and their families at their own risk.
  9. No noxious, offensive, unlawful or immoral use shall be made of the premises. No "for sale" sign shall be placed on any lot in Kingsland Estates Subdivision without the written consent of an officer of the corporation, and seller is hereby expressly authorized to enter upon any lot and remove any such sign.
  10. All covenants and restrictions are for the benefit of the entire subdivision, and shall be binding upon the purchaser or his successors, heirs and assigns.
  11. Easements and restrictions of record affecting the title to the above property are subject to any applicable zoning rules and regulations. Seller reserves unto itself a five (5) foot easement over and across said lots for the purposes of installing and servicing public utilities, telephones, and water lines.
  12. Seller reserves unto itself, its successors and assigns, and excludes from this contract and agreement, one fourth (1/4) of all minerals of every kind lying and being on or under the property herein described.
- Invalidation of any one of these covenants or restrictions by judgment of any court shall in no wise affect any of the other provisions, which shall remain in full 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 said Grantees and the heirs, successors and assigns of the Grantees forever. The Grantor hereby binds itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises subject to the reservations, easements, restrictions and covenants above referred to, unto the Grantees and unto the heirs, successors, assigns and legal representatives of the Grantees against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for current year assumed by Grantees.

IN TESTIMONY WHEREOF, KINGSLAND ESTATES, INC., has caused this instrument to be signed by its President, attested by its Secretary, and the corporate seal to be hereunto affixed at Llano, Texas, this the

1969, day of May, A. D., 1969.

ATTEST:

KINGSLAND ESTATES, Inc.

By

President

Secretary

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STATE OF TEXAS  
COUNTY OF LLANO

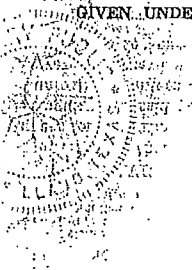
BEFORE ME, the undersigned authority, on this day personally appeared

Carlos C. Ashley

President of KINGSLAND ESTATES, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER my hand and seal of office this 19th day of May, 1969

[Signature]  
Notary Public in and for Llano County, Texas



## WARRANTY DEED

Kingsland Estates, Inc.

Unit No. 1

to

James S. Bailey & Wife Virginia H. Bailey  
2224 Plant Ave.  
Redondo Beach, Calif. 90278

FILED FOR RECORD

This 20 day of May

A. D. 1969, at 1 o'clock P. M.

[Signature]  
County Clerk, Llano County, Texas

By: \_\_\_\_\_

Deputy

RECORDED

In Volume \_\_\_\_\_, Page \_\_\_\_\_

Recording Fee \$ 2.75

Filed for Record the 20 day of May, 1969, at \_\_\_\_\_ o'clock P. M.  
Recorded the 24 day of May, 1969, at 11:30 o'clock A. M.  
Lee McDonald, County Clerk, Llano County, Texas  
[Signature], Deputy.

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