

24012

WARRANTY DEED WITH VENDOR'S LIEN

DATE: May 3, 1996  
GRANTOR: M.R. CURREY  
GRANTOR'S MAILING ADDRESS: P.O. Box 108  
(including county) Rockdale, Milam County, Texas 76567  
GRANTEE: JERRY A. HOSEK and wife,  
PEGGY L. HOSEK  
GRANTEE'S MAILING ADDRESS: 618 Francine  
(including county) Rockdale, Milam County, Texas 76567

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principle sum of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00) and is executed by JERRY A. HOSEK and wife, PEGGY L. HOSEK to the order of M.R. CURREY. It is secured by a vendor's lien retained in this deed and by a Deed of Trust of even date from GRANTEE to ED P. MAGRE, Trustee.

PROPERTY:

(including any improvements)

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the T.J. Chambers Survey, Abstract No. 7 and being a part of a 77.617 acre tract as conveyed from the Estate of H.H. Coffield to Jim Currey by Deed dated June 16, 1995 and being recorded in Volume 709, Page 896 of the Deed Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a concrete ROW marker found on a common line as fenced between the East ROW line of U.S. Highway No. 77 and said original 77.617 acre tract for the Northwest corner of a Jerry Hosek, Jr. 2.494 acre tract (717/476 - being out and a part of said original 77.617 acre tract) and for the Southwest corner of this tract;

**THENCE** N03°28'00"E (Bearings based upon previous survey by me of said original 77.617 acre tract in July of 1993) - 313.46 feet with a common line as fenced between the East ROW line of U.S. Highway No. 77 and said original 77.617 acre tract to an iron pin set for the Northwest corner of this tract;

**THENCE** N79°47'59"E - 900.22 feet to an iron pin set on an occupied common line as fenced between said original 77.617 acre tract and a J.N. Casparis Estate 134.6 acre tract (239/210) for the Northeast corner of this tract;

**THENCE** with an occupied common line as fenced between said original 77.617 acre tract and said Casparis 134.6 acre tract as follows:

S44°45'28"W - 59.73 feet to a fence corner post for an exterior all corner of this tract;

S44°57'28"W - 465.86 feet to an iron pin found at a fence corner post for the Northeast corner of Tract 13 - 7.16 acres of said Northwood Estates to Jerry Hosek (657/370), same being the Northwest corner of said Casparis 134.6 acre tract, same being the East corner of said Hosek 2.494 acre tract and for the Southwest corner of this tract;

**THENCE** S79°21'28"W - 543.00 feet with the North line of said Hosek 2.494 acre tract to the PLACE OF BEGINNING and containing 5.000 Acres of Land.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Royalty reservation contained in Deed from Estate of H.H. Coffield to M.R. Currey dated June 16, 1995 and recorded in

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Volume 709, Page 896 of the Official Records of Milam County, Texas.

2. Easement and right-of-way to Texas Power & Light Co. dated October 9, 1951 of record in Volume 275, Page 250 of the Deed Records of Milam County, Texas. .

3. Easement and right-of-way to Texas Power & Light Co. dated December 21, 1988 of record in Volume 616, Page 334 of the Official Records of Milam County, Texas.

4. Easements, rights-of-ways, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

GRANTOR, for the consideration 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

  
M.R. CURREY

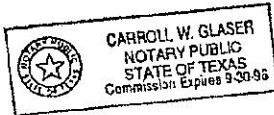
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STATE OF TEXAS  
COUNTY OF MILAM

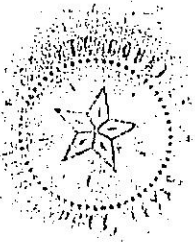
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This instrument was acknowledged before me on the 3<sup>rd</sup> day of May, 1996, by M.R. CURREY.



Carroll W. Glaser  
Notary Public, State of Texas

Prepared in the Law Offices of: After Recording Return to:  
Carroll W. Glaser  
ELLETT, CAMP, MAGRE & GLASER, PC  
P. O. Box 386  
Rockdale, Texas 76567  
Phone: (512) 446-5822 Fax: (512) 446-6377



CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED  
AT 8 O'CLOCK 11 A M  
ON THE 10<sup>th</sup> DAY OF May  
A.D. 19 96

STATE OF TEXAS  
COUNTY OF MILAM  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.

La Verne Soelje  
COUNTY CLERK, MILAM COUNTY, TEXAS  
BY Joan Pratt DEPUTY

La Verne Soelje  
County Clerk, Milam County, Texas  
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RECORDED 5-6-96 @ 5:00 PM  
BY Joan Pratt DEPUTY

JOAN PRATT

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