

THE STATE OF TEXAS,
COUNTY OF BLANCO.

KNOW ALL MEN BY THESE PRESENTS: That We,
Robert L. Fulcher, Jr., and wife Angeline Fulcher of Blanco County,
Texas, for and in consideration of the sum of FOUR THOUSAND FIVE HUNDRED
DOLLARS (\$4,500.00) cash to us in hand paid by the Grantees herein, the
receipt of which sum of money being hereby acknowledged;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL
AND CONVEY unto HENRY H. HILL and his wife THEO F. HILL of Llano
County, Texas, all those certain lots or parcels of land lying and being
situated in Blanco County, Texas, a part of and out of the H. Eggleston
League Survey No. 24, and a part of and out of the GARDEN OAKS SUBDIVISION
, Section One, City of Blanco, Texas, and described as follows:

All of Lots Nos. Five (5); Six (6); Seven (7); Seventeen (17);
Eighteen (18), and Nineteen (19) in Block F, GARDEN OAKS SUB-
DIVISION, Section No. One (1), City of Blanco, Texas, as shown
on the map or plat of such Subdivision shown of record in
Volume No. 71, Page 203, Deed Records of Blanco 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 the said HENRY H. HILL and his wife THEO F. HILL, their heirs and
assigns forever. And we do hereby bind ourselves, our heirs, executors
and administrators to WARRANT AND FOREVER DEFEND all and singular the
said premises unto the said Henry H. Hill and his wife Theo F. Hill,
their heirs and assigns, against every person whomsoever lawfully claiming
or to claim the same or any part thereof.

But the above conveyance is subject to the covenant and conditions
made by Grantees herein that no building shall be erected on the premises
hereby conveyed except dwelling house, garage and non-commercial green
house; that no house for business purposes shall be erected on the
premises hereby conveyed having less than seven hundred square feet of
floor space, exclusive of porches, garage or car port, and that no
animals or fowls shall be kept hereon, except household pets; such
covenant and conditions to be binding upon and to be observed by the
Grantees herein, their heirs and assigns.

This covenant is for the protection of every one living in GARDEN
OAKS SUBDIVISION, Section One, a Subdivision of the Fulcher-Greehon

Addition to the City of Blanco, Texas, and may be enforced by any person owning real property in said Subdivision.

WITNESS OUR HANDS, this the 20 day of October, 1970.

Robert L. Fulcher, Jr.
ROBERT L. FULCHER, JR.

Angeline Fulcher
ANGELINE FULCHER.

THE STATE OF TEXAS, }
COUNTY OF BLANCO. }

BEFOREME, the undersigned authority, on this day personally appeared Robert L. Fulcher, Jr., and Angeline Fulcher, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 20 day of October, 1970.



Lucille Fulcher
NOTARY PUBLIC, BLANCO COUNTY, TEXAS.

DIR 92

THE STATE OF TEXAS,
COUNTY OF BLANCO.

KNOW ALL MEN BY THESE PRESENTS: That We,
ROBERT L. FULCHER, JR., and wife ANGELINE FULCHER, of Blanco County,
Texas, for and in consideration of the sum of TWELVE THOUSAND DOLLARS
(\$12,000.00) cash to us in hand paid by the Grantees herein, TEN THOUSAND
SEVEN HUNDRED DOLLARS (\$10,700.00) representing the purchase of the land
hereinafter described and ONE THOUSAND THREE HUNDRED DOLLARS (\$1,300.00)
representing the price of a Tractor and implements used to control weeds
on the land hereby conveyed, the receipt of which sum of money being
hereby acknowledged;

And for the further consideration that Grantors have executed and
delivered to Grantees their promissory note of even date herewith in
the principal sum of Twenty four thousand dollars (\$24,000.00), bearing
interest at the rate of Six per cent (6%) per annum, with interest pay-
able semi-annually on January 14th and July 14th of each year, beginning
January 14, 1973, and with the principal due on July 14, 1977, but with
the privilege of pre-payments to reduce interest, as is therein stated;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT,
SELL AND CONVEY unto AARON POSEY and his wife MEDORA POSEY, of Blanco
County, Texas, all those certain lots or parcels of land lying and being
situated in Blanco County, Texas, a part of and out of the H. Eggleston
League Survey No. 24, and a part of and out of GARDEN OAKS SUBDIVISION,
Section One (1), City of Blanco, Texas, and described as follows, to-wit:

Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20,
and 21, in Block A, GARDEN OAKS SUBDIVISION, Section One (1);

Lots Nos. 1, 2, 3, 4, 5, 6, and 7, 12, 13, 14, and 22, in Block B,
GARDEN OAKS SUBDIVISION, Section One (1);

Lots Nos. 9, 10, 18, 19, and the South one-half of Lot No. 8, in
Block C, GARDEN OAKS SUBDIVISION, Section One (1);

Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16,
17, 18, 19, and 20 in Block E, GARDEN OAKS SUBDIVISION, Section One
(1), and

Lots Nos. 2, 3, and 4, in Block F, GARDEN OAKS SUBDIVISION, Section
One (1); all Lots being as shown on the map or plat of such subdivision
shown of record in Volume 71, Page 203, Deed Records of Blanco County,
Texas.

Together with the Tractor, tools and implements used to control
weeds on the above mentioned property.

-2-

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 AARON POSEY and his wife MEDORA POSEY, their heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Aaron Posey and wife Medora Posey, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But the above conveyance is subject to the covenants and conditions made by Grantees herein that no building shall be erected on the premises hereby conveyed except dwelling house, garage and non-commercial green house; that no house shall be erected on the premises hereby conveyed having less than seven hundred square feet of floor space, exclusive of porches, garage or carport, and that no animals or fowls shall be kept hereon, except household pets; such covenant and conditions to be binding upon and to be observed by the Grantees herein, their heirs and assigns.

This covenant is for the protection of every one living in GARDEN OAKS SUBDIVISION, Section One (1), a Subdivision of the Fulcher-Greebon Addition to the City of Blanco, Texas, and may be enforced by any person owning real property in said Subdivision.

WITNESS OUR HANDS, this the 14th day of July, 1972.

Robert L. Fulcher Jr.
ROBERT L. FULCHER, JR.

Angeline Fulcher
ANGELINE FULCHER.

-3-

THE STATE OF TEXAS,
COUNTY OF BLANCO.

BEFORE ME, the undersigned authority,
on this day personally appeared Robert L. Fulcher, Jr.,
known to me to be the person whose name is 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 1st day of July, 1972.



Robert L. Fulcher
NOTARY PUBLIC in and for BLANCO COUNTY, TEXAS.

THE STATE OF TEXAS,
COUNTY OF BLANCO.

BEFORE ME, the undersigned authority,
on this day personally appeared Angeline Fulcher, known to
me to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me that she executed the same
for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
the 1st day of July, 1972.



Robert L. Fulcher
NOTARY PUBLIC in and for BLANCO COUNTY, TEXAS.

D/R 92

786

WARRANTY DEED.

Robert L. Fulcher, Jr. and
wife Angelina Fulcher

To

Aaron Posey and wife
Hedora Posey.

FILED FOR RECORD
A 12:01 P.M. A

JUL 25 1972

Jeffy B. Furber
Clerk of Court, Blanco County, Texas
By *Edward J. [Signature]*

FILED FOR RECORD JULY 25, 1972 at 10:01 A.M.
JEFFY B. FURBER, CLERK, BLANCO COUNTY, TEXAS
RECORDED JULY 25, 1972 at 3:48 P.M.

V84 P860

DJR 84

860

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. 10-72-10M
To select the proper form, fill in blank spaces, strike out form provisions or insert
special terms constitutes the practice of law. No "standard form" can meet all
requirements.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS:

That We, Aaron Posey and wife Medora Posey

of the County of Blanco and State of Texas for and
in consideration of the sum of five thousand DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged, and the further consideration of the execution and delivery by
Grantees to Grantors of their promissory note, payable to the order of
Grantors in the principal sum of THIRTY SIX THOUSAND TWO HUNDRED FIFTY
DOLLARS (\$36,250.00), bearing interest at the rate of eight per cent (8%)
per annum.

For the first two years no payment will be due on the principal of
said note. Interest at the rate stated above will be due each year on the
anniversary of said note.

On the Third anniversary of said note, June 21st, 1976, a payment on
principal in the amount of \$18,125.00 will be due, plus all accrued interest.

On the Fourth anniversary of this note, June 21st, 1977, a final payment
of the balance of principal on said note plus accrued interest will be due.

Special payments of ONE THOUSAND DOLLARS (\$1,000.00) on principal may
be made at any time the Makers hereof desire a release of liens against any
of the 55 City Lots for which said note is given in part payment.

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of
trust of even date herewith to E.D. Harrison Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
George R. Montgomery and Hugo C. Stolte, Jr.

of the County of Bexar and State of Texas, all of the following described real
property in Blanco County, Texas, to-wit: Fifty-five City Lots lying and being
situated in Blanco County, Texas, a part of and out of the H. Eggleston
League Survey No. 24, and a part of and out of GARDEN OAKS SUBDIVISION,
Section One (1), City of Blanco, Texas, and described as follows, to-wit:

- Lots Nos. 3 & 4, in Block "F", GARDEN OAKS SUBDIVISION, Section One (1);
- Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19 in Block "E", GARDEN OAKS SUBDIVISION, Section One (1);

Lots Nos. 10, 18, & 19 in Block "C", GARDEN OAKS SUBDIVISION,
Section One (1);

Lots 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, & 22 in Block "B", GARDEN OAKS
SUBDIVISION, Section One (1);

Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, & 21 in Block "A", GARDEN OAKS SUBDIVISION, Section One
(1).

But the above conveyance is subject to the covenants and conditions made by Grantees herein that no building shall be erected on the premises hereby conveyed except dwelling house, garage and non-commercial green house; that no house shall be erected on the premises hereby conveyed having less than seven hundred square feet of floor space, exclusive of porches, garage or carport, and that no animals or fowls shall be kept hereon, except household pets; such covenants and conditions to be binding upon and to be observed by the Grantees herein, their heirs and assigns.

This covenant is for the protection of every one living in GARDEN OAKS SUBDIVISION, Section One (1), a Subdivision of the Fulcher-Greebon Addition to the City of Blanco, Texas, and may be enforced by any person owning real property in said Subdivision.

The Lots mentioned above are shown on the map or plat of such Subdivision, recorded in Volume 71, Page 203, Deed Records of Blanco 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 the said grantees, their heirs and assigns forever; and we do hereby bind ourselves; our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 21st day of June

A.D. 1973.

Madara Pazy

Madara Pazy

DIR 84

862

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF BLANCO.

Before me, the undersigned authority, on this day personally appeared Aaron Posey

known to me to be the person whose name is 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 on this the 21st day of June, A.D. 1973.

Notary Public in and for Blanco County, Texas.

WILL STANSHUP
NOTARY PUBLIC, BLANCO COUNTY, TEXAS

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF BLANCO.

Before me, the undersigned authority, on this day personally appeared Medora Posey

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 21st day of June, A.D. 1973.

Notary Public in and for Blanco County, Texas.

WILL STANSHUP
NOTARY PUBLIC, BLANCO COUNTY, TEXAS

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is 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 on this the day of, A.D. 19

Notary Public in and for County, Texas.

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared
of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and 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 on this the day of, A.D. 19

Notary Public in and for County, Texas.

DIR 89

WARRANTY DEED
WITH VENDOR'S LIEN

Aaron Posey and wife
Nodora Posey

TO

George R. Montgomery and
Hugo C. Stalke, Jr.

FILED FOR RECORD

at 8:58 A.M.

JUN 22 1973

30827 B. FURBER
Clerk of Court, Blanco County, Texas
by *Jeff B. Furber*

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

FILED FOR RECORD JUNE 22, 1973 at 8:58 A.M.
JEFFY B. FURBER, CLERK, BLANCO COUNTY, TEXAS
RECORDED JUNE 22, 1973 at 1:35 P.M.