

Vd 284

being more particularly described as follows:

BEGINNING at a point in the north right of way line of Highway 105, a distance of 208.71 feet westerly, measured along said right of way line which is on a one degree curve, from a concrete right of way marker set 60 feet at right angles from center line of said highway at Engineers station 558+00 and shown on Highway Department right of way map, an iron pipe set for southwest corner of a three acre tract sold to E. A. Crawford;

THENCE N. 9° 24' E. along said Crawford west line a distance of 626.13 feet to an iron pipe for corner;

THENCE N. 84° 18' W. a distance of 208.71 feet to an iron pipe for corner from whence an 8" Red Oak bears N. 68° 10' E. 16.8';

THENCE S. 9° 24' W. a distance of 626.13 feet to a stake set in north right of way line of said Highway 105 for southwest corner of herein described tract;

THENCE S. 84° 18' E. along said north right of way line a distance of 208.71 feet to the place of beginning and containing 3 acres of land.

HOWEVER, there is expressly RESERVED and EXCEPTED from this conveyance all of the oil, gas, or other minerals of every kind and character in, on, or under, or that may be produced from the above described land, and the grantors herein, their heirs and assigns do expressly reserve unto themselves, their heirs, legal representatives, and assigns, the right of ingress and egress over and across said land for the purpose of exploring and developing and removing said minerals from the above described tract of land.

As restriction to and a covenant running with said land, it is agreed that no spiritous, vinous or malt liquors or medicated bitters capable of producing intoxication shall be offered for sale or shall be sold on the above described property or any part thereof, and in case of any violation of this covenant, then this conveyance shall be null and void and said land and premises shall absolutely revert to the grantors herein, their heirs and assigns, with express right ^{the part of grantors upon} upon such violation, if any, to re-enter upon said lands and to again sell the same without the necessity of any suit to declare such covenant broken; and no act or omission upon the part of any of them shall be a waiver of the operation or enforcement of such covenant or condition.

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 Sam Miles, his 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 Sam Miles, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS this the 30 day of March, A. D. 1949.

(554 I.R.D.S. ATT. & CAN. S. M. 4-6-49)

H. D. COWAN

FRANK ETTER

W. KUYKENDALL

THE STATE OF TEXAS I

COUNTY OF BELL I BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H. D. Cowan, 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 30 day of March, A. D. 1949.

(SEAL) Frank J. Matush Jr. Notary Public in and for Bell County, Texas.

Vol 284

THE STATE OF TEXAS I

COUNTY OF JOHNSON I BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frank Etter, 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 29th day of March, A. D. 1949.

(SEAL) Johnnie Gordon Notary Public in and for Johnson County, Texas.

THE STATE OF TEXAS I

COUNTY OF MONTGOMERY I BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. Kuykendall, 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 5th day of April, A. D. 1949.

(SEAL) J. ROBERT LILES Notary Public in and for Montgomery County, Texas.

FILED FOR RECORD APRIL 6, 1949 at 8 o'clock A. M.

RECORDED MAY 7, 1949 at 10:30 o'clock A. M. Geo. J. Lutz CLK. C. C. M. C.

THE STATE OF TEXAS, I

No. 67282

COUNTY OF MONTGOMERY I KNOW ALL MEN BY THESE PRESENTS:

That Forrest Fox of the County of Washoe and State of Nevada, for and in consideration of the sum of One (\$1.00) Dollars to me in hand paid by Jessie Fox and Joseph Fox of the County of Los Angeles and State of California, the receipt of which is hereby acknowledged, do , by these presents BARGAIN, SELL, RELEASE, AND FOREVER QUIT CLAIM unto the said Jessie Fox and Joseph Fox their heirs and assigns, all my right, title and interest in and to that certain tract or parcel of land lying in the County of Montgomery, State of Texas, described as follows, to-wit:

The J. B. Artoff Survey, located about twenty (20) miles Northwest from the City of Conroe in Montgomery County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Jessie Fox and Joseph Fox, their heirs and assigns, forever, so that neither I, the said Forrest Fox, nor my heirs, nor any person or persons claiming under me shall, at any time hereafter, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

WITNESS my hand at Reno, Nevada, this 21st day of March A. D. 1949.

Forrest Fox

THE STATE OF NEVADA I

COUNTY OF WASHOE I BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared FORREST FOX, 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 2nd day of April A. D. 1949.

(SEAL) D. E. MATTSON Notary Public in and for Washoe County, Nevada.

My Commission Expires December 14, 1952.

Filed for Record April 7, 1949 at 9 o'clock A. M.

Recorded May 7, 1949 at 11:50 o'clock A. M. Geo. J. Lutz CLK. C. C. M. C.