

HN
ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Easley
12/17/2015 10:45 AM FEE: \$20.00

Heidi Easley, County Clerk
Victoria County, Texas

D 201513653 Pages: 2

GF No. 01196-5162

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: December 15, 2015

Grantor: C&O ACQUISITIONS, LLC, a Texas limited liability company

Grantee: JAMES WAYNE

Grantee's Mailing Address: 2608 N. Laurent Street, Victoria, Texas 77901

Consideration: Ten Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

Being Lot No. One (1) and Lot No. Two (2), in Block No. Five (5), of Thurmond's Addition, an addition lying within the corporate limits of the City of Victoria, Victoria County, Texas, according to the map or plat thereof recorded in Volume 21, Page 476, Deed Records, Victoria County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; all presently recorded easements, rights-of-way, restrictions, covenants, conditions, ordinances, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; the terms, provisions and obligations arising out of any Public Improvement District and/or Water Conservation District in which the Property is located; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes and assessments for 2015, which Grantee assumes and agrees to pay, and subsequent taxes and assessments by any taxing authority for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

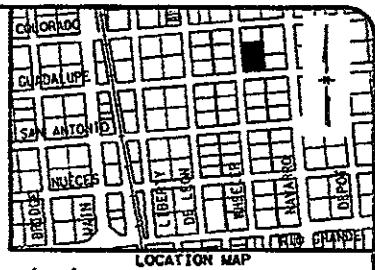
Grantor, for the Consideration and subject to the Reservations From Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's heirs, successors, and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

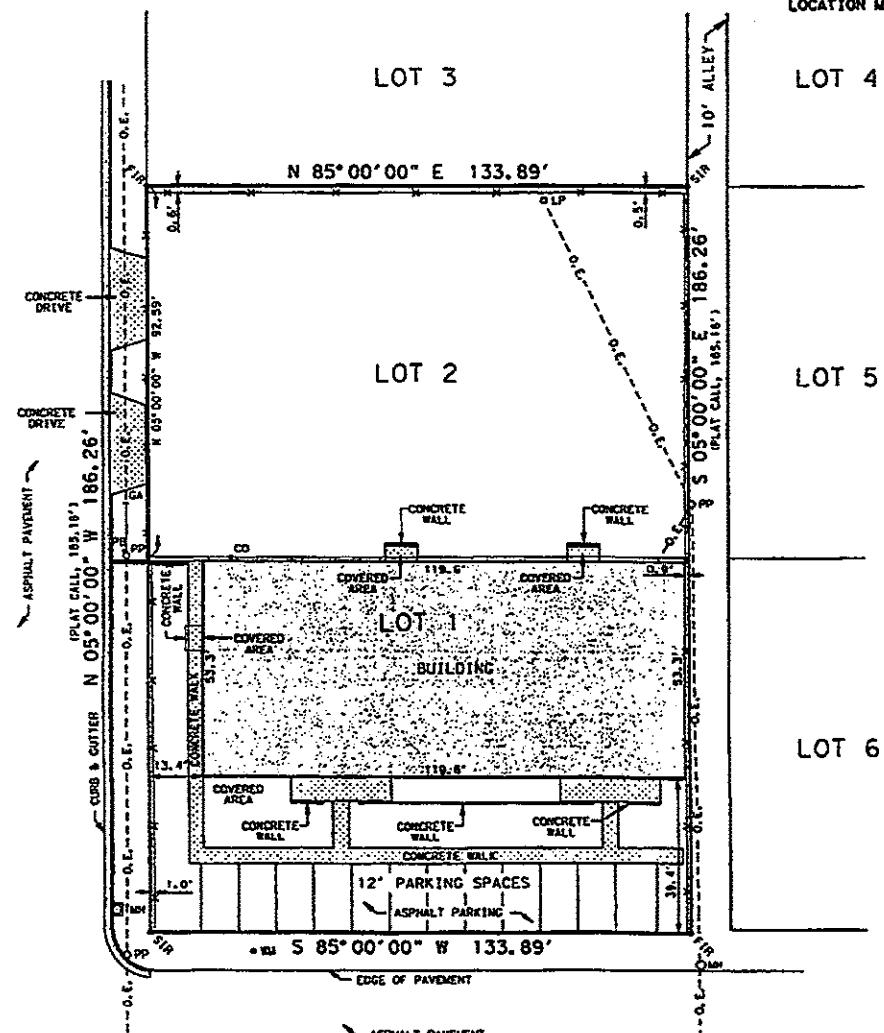
[Signatures on the following page]

STEWART TITLE
OF THE COASTAL BEND
GF#01196-5162

BEING LOT NUMBER ONE (1) AND LOT NUMBER TWO (2), IN BLOCK NUMBER FIVE (5), OF THIRTEEN'S ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 21, PAGE 476 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



WHEELER STREET (55, 6' R. O. W.)



402 GUADALUPE STREET (55.6' R.O.W.)

THE UNDERSIGNED HEREBY CERTIFIES:
THAT THIS SURVEY WAS MADE ON THE GROUND ON 12/23/2013, THAT THE ONLY
IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE
ENCROACHMENTS, OVERLAPS, PROTRUSIONS, CONFLICTS OR VISIBLE EASEMENTS
EXCEPT AS SHOWN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480538 0010 E, MAP REVISED AUGUST 4, 1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED:

**BENNIE L. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5229**

✓ 1-3-14

NOTES

THE REFEREE IS SUBJECT TO

1. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT.
2. A LEGAL DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY DRAWING.

SCALE IN FEET

SCALE: 1" = 30'



**STANDARD LAND
SURVEY**

ADDRESS: 402 GUADALUPE STREET