

G.W.F. #5

LDH/nc/jah/11-11-83
JAH7 (U)

839678

WARRANTY DEED

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THE STATE OF TEXAS §
COUNTY OF KERR §

KNOW ALL MEN BY THESE PRESENTS:

That DAN H. JOHNSON, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by LEON R. TURNER, JR., P. O. Box 450, Ingram, Kerr County, Texas 78025, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged and confessed, and for which no lien, expressed or implied does or shall exist, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto the above named Grantee, all of the following described property lying and being situated in Kerr County, Texas, to-wit:

All of Lot No. 12, Blk. 15, of Greenwood Forest No. 5, a subdivision of Kerr County, Texas, according to the amended plat and plan of said subdivision recorded in Volume 5, Page 3, Plat Records of Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, if any, affecting the hereinabove described property that are properly of record and/or on the ground.

Further this conveyance is made and accepted subject to the following:

1. The building used for residential purposes shall contain a minimum of 1400 square feet of living area, excluding porches and garage, and be at least 51% brick or rock veneer.
2. No mobile homes or house trailers shall be allowed.
3. No residence or outbuilding shall be closer to the property line than twenty-five (25) feet.

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 Grantee, his heirs and assigns forever; and Grantor does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all

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and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The wife of Dan H. Johnson is not joined herein because no part of the hereinabove described property constitutes any part of the homestead, business or residential property of Dan H. Johnson.

EXECUTED this the 14th day of November, A.D. 1983.

FILED FOR RECORD
at 7:05 o'clock P M

[Signature]
DAN H. JOHNSON

NOV 17 1983
PATRICIA DYE
Clerk County Clerk, Kerr County, Texas
by *[Signature]* Deputy

THE STATE OF TEXAS §
COUNTY OF KERR §

This instrument was acknowledged before me on the 15th day of November, 1983, by DAN H. JOHNSON.



Nancy Carroll
Notary Public in and for
the State of Texas
My commission expires 9-8-85

Nancy Carroll
Stamped or printed name of notary

839678

DAN H. JOHNSON

TO

LEON R. TURNER, JR.

WARRANTY DEED

Return to:

Leon R. Turner, Jr.
P. O. Box 450
Ingram, Texas 78025

For *Patricia Dye*
PATRICIA DYE
Clerk
By *Mary C. Hanson*

HARRIS, HARRIS & CHILDERS
A PROFESSIONAL LEGAL CORPORATION
LAWYERS BUILDING
631 WATER STREET
KERRVILLE, TEXAS 76028

Filed for record November
Recorded November 22nd., 1983 at 17, 1983 at 4:05 o'clock P M.
PATRICIA DYE, Clerk

By *Mary C. Hanson* Deputy