

Document No. 2009-04635

DEED

Parties: BROOKS TOM J
to
COVENANT LEGACY LLP

FILED AND RECORDED
REAL RECORDS
On: 10/13/2009 at 02:04 PM

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By: gallen
Gwinda Jones, County Clerk
Erath County, Texas

5 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

Record and Return To:
KING ABSTRACT COMPANY



Ret KAC

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.

WARRANTY DEED

GF: 09-22846

DATE: October 13, 2009

GRANTOR: Tom J. Brooks

GRANTEE: Covenant Legacy, LLP

GRANTEE'S MAILING ADDRESS: 2915 W Washington, Stephenville, Texas 76401

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged and for which no liens, either express or implied, are retained against the property.

PROPERTY (including any improvements):

All that certain 37.34 acre tract of land, being part of the Jarrett Menafee Survey, Abstract No. 50 in the City of Stephenville, Erath County, Texas and being more fully described in Exhibit A attached hereto and fully incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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 hereby 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 warranty.

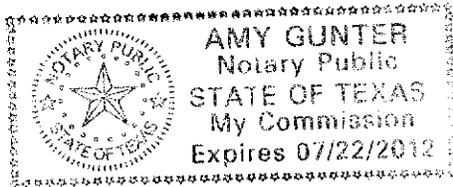
When the context requires, singular nouns and pronouns include the plural.


TOM J BROOKS

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF ERATH §

This instrument was acknowledged before me on the 13th day of October, 2009, by Tom J Brooks.



Amy Gunter
Notary Public, State of Texas

NOTICE

This instrument has been prepared solely from information and on instructions furnished by our client. No title opinion or other title evidence has been furnished to us in connection with its preparation.

William H. Oxford, Attorney

PREPARED IN THE LAW OFFICE OF:
William H. Oxford
159 South Graham
Stephenville, Texas 76401

AFTER RECORDING RETURN TO:
King Abstract Company
159 South Graham
Stephenville, Texas 76401

EXHIBIT "A"

All that certain 37.34 acre tract of land, being part of the Jarrett Menefee Survey, Abstract No. 520, in the City of Stephenville, Erath County, Texas, being part of that certain 39.40 acre tract of land described as Tract II in Substitute Trustee's Deed from Rebecca S. Ragsdale, Substitute Trustee to Amwest Savings Association, dated November 6, 1990 and recorded in Volume 808, Page 107 of the Deed Records of Erath County, Texas, including all of Lots 1 and 2 of Block 7 of the Oak Tree Addition, Phase IV to the City of Stephenville as shown on a plat thereof recorded in Cabinet A, Slide 185 of the Plat Records of Erath County, Texas and described as follows: BEGINNING at an iron rod set in the present northeast right of way line of Farm Road No. 8 (Ungleville Highway), being the SW corner of Lot 1 and the most westerly NW corner of Lot 3 of Block 7 of the Oak Tree Addition, Phase IV, for the SW corner of this tract;

THENCE N 55° 25' 37" W along the present northeast right of way line of Farm Road No. 8, passing the NW corner of Lot 1 and the SW corner of Lot 2, passing the NW corner of said Lot 2, containing in all 1128.82' to an iron rod set at the NW corner of said 39.40 acre tract, being the SW corner of Lot 1 of Block 15 of Golf Country Addition to the City of Stephenville as shown on a plat recorded in Volume 2, Page 7 of the Plat Records of Erath County, Texas, for the NW corner of this tract;

THENCE N 60° 08' 53" E, 180.90' to an iron rod found at the SE corner of said Lot 1 of Block 15, and the SW corner of Lot 1 of Block 2 of the Oak Tree Addition to the City of Stephenville as shown on a plat thereof recorded in Volume 2, Page 71 of the Plat Records of Erath County, Texas, for a corner of this tract;

THENCE N 60° 39' 31" E along the south lines of Block 2 and 3 of the Oak Tree Addition, 1777.98' to an iron rod set at the most northerly corner of said 39.40 acre tract, for the most northerly corner of this tract;

THENCE along the northeast lines of said 39.40 acre tract as follows, S 86° 07' 35" E, 122.10' to an iron rod set and S 42° 01' 08" E, 452.12' to an iron rod set at the most easterly corner of said 39.40 acre tract and a corner of Lot 1 of Block 18 of the River North Phase II Addition to the City of Stephenville, Erath County, Texas, for the most easterly corner of this tract;

THENCE along a fence line along the east line of said 39.40 acre tract and west lines of Block 18 and Block 20 of the River North Addition Phase II as follows, S 50° 21' 43" W, 116.96' to an iron spike found in a post oak tree fence corner, S 33° 38' 25" W, 130.51' to an iron rod set, S 09° 45' W, 32.60' to an iron spike found in an elm tree fence corner, S 17° 32' 48" W, 68.69' to an iron spike found in a hackberry tree fence corner and S 14° 15' 36" W, 477.72' to an iron rod found at the most easterly NE corner of Lot 3 of Block 7 of the Oak Tree Addition Phase IV, for a corner of this tract;

THENCE S 59° 59' 59" W along the south line of the Jarrett Menefee Survey, 152.28' to an iron rod found at an inner corner of said Lot 3, for a corner of this tract;

THENCE N 10° 33' 02" W, 162.97' to an iron rod set at the most northerly NE corner of Lot 3, for a corner of this tract;

TJB

THENCE along the north line of said Lot 3 as follows, being along a curve to the right, radius = 314.65', long chord = S 51° 22' 22" W, 187.19' along a curve distance of 190.06' to an iron rod found at the end of said curve, and S 68° 40' 40" W, 411.77' to an iron rod found at the most easterly NW corner of Lot 3 and the NE corner of Lot 2 of said Block 7, for a corner of this tract; THENCE S 55° 18' 27" E, 207.65' to an iron rod found at an inner corner of Lot 3 and the SE corner of Lot 2, for a corner of this tract;

THENCE along the common lines of Lot 3, Block 7 and Lots 1 and 2, Block 7, as follows:

1. S 59° 59' 59" W, 90.64' to an iron rod found;
2. N 56° 01' 13" W, 77.68' to an iron rod found;
3. S 34° 50' 48" W, 48.55' to an iron rod found;
4. S 56° 01' 13" E, 54.72' to an iron rod found;
5. And S 59° 59' 59" W, 283.27' to the place of beginning and containing 37.34 acres of land.

SAVE AND EXCEPT from the above-described 37.34 acre tract of land, 5.459 acres as described in a Warranty Deed dated April 29, 1996 from Tom J. Brooks to K. L. Karnes Construction Co., Inc. recorded in Volume 911, Page 573 Real Records of Erath County, Texas.

AND FURTHER SAVE AND EXCEPT from the above-described 37.34 acre tract of land, 0.420 acres (18,315.3 square feet) of land out of Lots 1 and 2, Block 7, Oak Tree Addition, Phase IV as described in Spedal Warranty Deed of Gift dated December 13, 2001 from Tom J. Brooks to Wentwood Elwood I, L.P. recorded in Volume 1059, Page 655 Real Records of Erath County, Texas.

TJB