

REAL RECORDS

Vol. 985

USLife
Title

150--WARRANTY DEED, WITH VENDOR'S LITEN

GP 151,220-B/cd

TEXAS STANDARD FORM

The State of Texas,

739

Know All Men by These Presents:

County of JOHNSON

That WE, OTIS C. McCAUGHAN and wife, MARIE McCAUGHAN

of the County of Johnson State of Texas for and in consideration

of the sum of TEN AND NO/100ths-----
-----\$10.00)-----DOLLARS

to us paid, and secured to be paid, by LEE T. EVANS and ALMA C. EVANS, whose
mailing address is:

as follows:

Cash in hand paid by Grantee(s) herein, the receipt of which is hereby
acknowledged; The further consideration of the execution and delivery
by the Grantee(s) herein of one certain promissory note of even date
herewith, in the principal sum of \$48,000.00, payable to the order of
OTIS C. McCAUGHAN and wife, MARIE McCAUGHAN, due in accordance with the
terms and at the interest rate as in said note provided; said note being
secured by the Vendor's Lien herein retained and additionally secured by
Deed of Trust of even date therewith to Walter Hayes, Trustee;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

LEE T. EVANS and ALMA C. EVANS

of the County of Johnson State of Texas all that certain

All that certain lot, tract or parcel of land situated in the WILEY E.
JONES SURVEY, Abstract No. 450, being a portion of that certain 49.77
acre tract described in Volume 446, page 70, Deed Records, Johnson County,
Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod being the northeast corner of the aforementioned
49.77 acre tract, in the South line of County Road No. 707;

THENCE South 0 degrees 56 minutes 08 seconds West, 874.63 feet, generally
along a fence line, to an iron rod for a corner;

THENCE South 88 degrees 50 minutes 22 seconds West, 1237.07 feet, to an
iron rod in the centerline of County Road No. 807, for a corner, also
lying in the west line of said Tract;

THENCE North 0 degrees 52 minutes 40 seconds East, 387.63 feet, along
the centerline of County Road 807, to an iron rod for a corner, lying in
the south line of said County Road 707;

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THENCE North 60 degrees East, 1013.57 feet, generally along a fence line in the south line of County Road No. 707, to an iron rod for a corner;

THENCE North 89 degrees 11 minutes 20 seconds East, 367.42 feet, generally along a fence line in the South line of County Road No. 707, to the point of beginning, containing 20.0 acres of land more or less.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO any and all restrictions, covenants, conditions and easements, if any, relating to the property conveyed, but only to the extent they are still in effect and shown of record, and to all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent that they are still in effect relating to the herein described property; AND SAVE AND EXCEPT 1/16 Minerals reserved by J.E. Persons et al, as recorded in Volume 287, page 83, Deed Records, Johnson County, Texas;

GRANTEE(S) HEREIN, their heirs and assigns, covenant and agree that:

1. The property herein described will be used for residential purposes only;
2. That no mobile homes will be used as a residence, either temporarily or permanently;
3. That any residence constructed thereon will contain a minimum of 1,450 square feet;
4. The property shall not be used as a junkyard or as a used car graveyard.

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(S) herein, thier

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

GRANTEE(S) herein, thier

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

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at Burleson, Texas

this 5th day of February 1984

OTIS C. McCAUGHAN

Witness at request of Grantor:

MARIE McCAUGHAN

740

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Mailing address of Grantor:

Name: Lee t. Evans and Alma C. Evans
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 3 day of February, 1984
by Lee C. McCaughan and wife, Marie McCaughan

My commission expires: 1-23-85

Elaine E. Degen
Notary Public, State of Texas
Notary's printed name:
Elaine E. Degen

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the ___ day of ___, 19__
by

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the ___ day of ___, 19__
by
of
a _____ corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas
Notary's printed name:

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GF# 151,220-B

Merritt Felt

WITH VENDOR'S LIFE

FROM

OTTIS C. MCCAUGHAN and wife,

MARIE MCCAUGHAN

TO

LEE T. EVANS and wife,

ALMA C. EVANS

FILED FOR RECORD

This day of A.D. 1981

at o'clock M

County Clerk

BY

RECORDED

Deputy

A.D. 19

FILED FOR RECORD AT 3:30 P.M. COUNTY RECORDS

In Book

EB 3-9-81

on Page

BY COUNTY CLERK, JOHNSON COUNTY DEPUTY

Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record

WHEN RECORDED RETURN TO

LEE & ALMA EVANS

405 MAYBANK DALLAS, TEXAS 75224

The One Company, Dallas, TX 75221

RECORDED FEB 13 1981 JOHNSON COUNTY CLERK'S OFFICE

STATE OF TEXAS COUNTY OF JOHNSON I hereby certify that this instrument was FILED on this day of the month of February by me and was duly recorded in the volume and page of the public records of Johnson County, Texas, as indicated herein by me.



J. P. Tamm, Jr. County Clerk

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