

8501508

WARRANTY DEED

REAL PROPERTY RECORDS

5

STATE OF TEXAS

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

)

THAT, SAMI SEDAWI, acting herein by and through his Agent and Attorney in Fact, Joseph E. Houry, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

ELVERTA, N.V., a Netherlands Antilles corporation,

hereinafter called Grantee, receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto ELVERTA, N.V., a Netherlands Antilles corporation, c/o Berge Setrakian, Whitman & Ransom, Attorneys at Law, 522 Fifth Avenue, New York, New York 10036, all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows, to-wit:

Tract One: 7.823 acres of land in the William Atkins Survey, A-3, Montgomery County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe for the northwest corner of the herein described tract at the northeast corner of that certain 9.941 acre tract described in Vol. 636, Page 423, Deed Records of Montgomery County, Texas, and being in the south line of the Old River Road;

THENCE N 74° 57' 58" E, with said south line, a distance of 454.08 feet, to a 3/8" iron rod for the northeast corner of the herein described tract;

THENCE S 15° 32' 55" E, a distance of 432.75 feet to a 1/2" iron rod at an angle point;

THENCE S 13° 53' 35" E, a distance of 344.00 feet, to a 1/2" iron rod on the shoreline of Lake Conroe at the 201 foot contour as established by the San Jacinto River Authority for the southeast corner of the herein described tract;

THENCE in a westerly direction with said shoreline the following courses: S 86° 56' 20" W, 216.16 feet; S 70° 59' 30" W, 79.95 feet; S 88° 04' 20" W, 88.68 feet; S 38° 41' 20" W, 97.17 feet, to an "X" in a Concrete Headwall in the southeast corner of the aforesaid 9.941 acre tract for the southwest corner of the herein described tract;

THENCE N 14° 40' 43" W, with the east line of said 9.941 acre tract, a distance of 774.76 feet, to the point of BEGINNING, and containing 7.823 acres of land.

Tract Two: Easement containing 0.555 acre of land in the William Atkins Survey, A-3, Montgomery County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in a Concrete Headwall for the northwest corner of the herein described tract at the southeast corner of that certain 9.941 acre tract described in Vol. 636, Page 423, of the Deed Records of Montgomery County, Texas, and being in the shoreline of Lake Conroe at the 201 foot contour as established by the San Jacinto River Authority;

319-01-2012

THENCE in an easterly direction with said shoreline the following courses: N 38° 41' 20" E, 97.17 feet; N 88° 04' 20" E, 88.68 feet; N. 70° 59' 30" E, 79.95 feet; N 86° 56' 20" E, 216.16 feet, to a 1/2" iron rod for the northeast corner of the herein described tract;

THENCE S 13° 53' 35" E, a distance of 49.16 feet to a point on the present shoreline of Lake Conroe;

THENCE in a westerly direction the following courses: S. 68° 55' 05" W, 28.11 feet; S 82° 34' 05" W, 113.10 feet; S 88° 41' 28" W, 176.45 feet; S 71° 37' 47" W, 52.76 feet; S 66° 44' 34" W, 84.06 feet;

THENCE N 46° 43' 21" W, 14.45 feet to the place of beginning and containing 0.555 acre of land.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

This conveyance is further made subject to the following restrictions on the use of the land:

1. Grantee shall, in any subdivision made of the property herein described provide all lots with access to the water and record valid deed restrictions prescribing and preventing the use of the property for mobile homes, trailers and trailer courts.

2. Grantee shall not, nor permit anyone else to construct or maintain any commercial enterprise or marina or public boat ramp or part thereof within 120 feet of the east line of the hereinabove described property or east of an extension of such line of division projected out into the lake an indefinite distance.

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, its successors and assigns, forever. And Grantor does hereby bind himself, his heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 27th day of December, 1984.

[Signature]  
SAMI SEDAWI, by and through his  
Agent and Attorney in Fact,  
Joseph E. Khoury

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the original filed in the office of the County Clerk, Montgomery County, Texas.

JAN 11 1985  
STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH E. KHOURY, known to me to be the person whose name is subscribed to the foregoing instrument, as the attorney in fact of SAMI SEDAWI, and acknowledged to me that he subscribed the name of Sami Sedawi thereto as principal and his own name as attorney in fact, and executed the same for the purposes and consideration therein expressed and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of December, 1984.

FILED FOR RECORD  
1985 JAN 11 PM 3:50

[Signature]  
Notary Public  
State of NEW YORK

Roy Harris  
COUNTY CLERK