

WARRANTY DEED

STATE OF TEXAS §
COUNTY OF MONTGOMERY § KNOW ALL MEN BY THESE PRESENTS:

THAT, COAST TO COAST INVESTMENTS, INC., a Delaware corporation, 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

JOSEPH E. KHOURY,

hereinafter called Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto JOSEPH E. KHOURY all those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows, to-wit:

7.823 acres of land in the William Atkins Survey, A-3, Montgomery County, Texas, more particularly described by metes and bounds as Tract One on Exhibit "A" attached hereto;

TOGETHER WITH an easement containing 0.555 acre of land in the William Atkins Survey, A-3, Montgomery County, Texas, more particularly described by metes and bounds as Tract Two on Exhibit "A" attached hereto.

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:

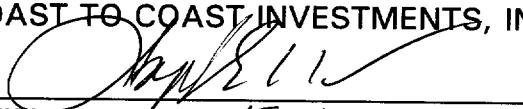
1. Grantee shall, in any subdivision made of the property herein described, provide all lots with access to the water and record valid deed restrictions prescribing and preventing the use of the property for mobiel homes, trailers and trailer courts.

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 proeprty 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, his heirs and assigns, forever. And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all 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.

Executed effective as of July 1, 1998.

COAST TO COAST INVESTMENTS, INC.

By 
Name Joseph Khoury
Title MANAGER/OWNER

STATE OF North Carolina §

COUNTY OF New Hanover §

This instrument was acknowledged before me on the 12th day of April, 1999, by Joseph Khoury of COAST TO COAST INVESTMENTS, INC., a Delaware corporation, on behalf of said corporation.



Tawana Webb
Notary Public
Tawana Webb
Notary printed name
Commission expires: 11/05/03

Grantee's address:

Joseph E. Khoury
130 South Front Street
Wilmington, North Carolina 28401

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;

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.


521-00-1458

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the official Public Records of Real Property of
Montgomery County, Texas.

FILED FOR RECORD

99 APR 20 AM 11:54

MARK TURNBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS


DEPUTY

APR 20 1999



Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS