

WD

B491659

315

WARRANTY DEED  
WITH VENDOR'S LIEN

DEED RECORDS

VOL 4706 PAGE 502

THE STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS }

FILM CODE  
068-17-0533

THAT... HILLCROFT INVESTMENT CO., a Texas corporation, acting herein by and through its duly authorized officers, of the County of Harris, State of Texas, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to us in hand paid by GLEN NORWOOD, TRUSTEE, of Harris County, Texas, and the further consideration of a note in the amount of Six Hundred Thirty Six Thousand Four Hundred Ninety Six and 56/100 (\$636,496.56) Dollars of even date herewith executed by Glen Norwood, Trustee, to Grantor herein, bearing interest at the rate of six (6%) per cent per annum, payable as therein stipulated, the terms of the note being for two years, two months and five days from the date thereof or June 1, 1964, which note is secured by the vendor's lien herein reserved, and is additionally secured by deed of trust of even date therewith to I. Mark Westheimer, Trustee, on the property hereinbelow described, which deed of trust is duly recorded in the office of the County Clerk of Harris County, Texas, reference to which deed of trust is here made for all purposes:

have GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL, and CONVEY unto the said Glen Norwood, Trustee, of the County of Harris, State of Texas, all that certain property described as follows, to-wit:

D Lots One (1) through and including Seven (7) in Block One Hundred Forty Three (143); Lots One (1) through and including Sixteen (16) in Block One Hundred Forty Four (144); Lots One (1) through and including Sixty One (61) in Block One Hundred Forty Five (145); Lots One (1) and Two (2) in Block One Hundred Forty Six (146); Lots One (1) through and including Six (6) in Block One Hundred Forty Seven (147); Lots One (1) through and including Twelve (12) in Block One Hundred Forty Eight (148); Lots One (1) through and including Sixteen (16) in Block One Hundred Forty Nine (149); Lots One (1) through and including Fourteen (14) in Block One Hundred Fifty (150); Lots One (1) through and including Eleven (11) in Block One Hundred Fifty One (151); Lots One (1) through and including Nine (9) in Block One Hundred Fifty Two (152); Lots One (1) through and including Thirty (30) in Block One Hundred Fifty Three (153); Lots One (1) through and including Fifteen (15) in Block One Hundred Fifty Four (154); Lots Seven (7) through and including Sixteen (16) in Block One Hundred Fifty Six (156), and Lots Fifteen (15) and Sixteen (16) in Block One Hundred Fifty Seven (157), ALL IN WESTBURY SECTION 5, a subdivision in Harris County, Texas, according to map or plat thereof recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. 1584383, and 1712414.

This conveyance is made and accepted subject to any and all easements, restrictions, reservations and other matters affecting hereinabove described property of record in the Public Records of Harris County, Texas.

This conveyance is also made subject to a deed of trust from Hillcroft Investment Co. to Robert L. Bradley, Trustee, for George B. Meyer recorded in ~~Volume~~, ~~of~~ the Mortgage Records of Harris County, Texas, and vendor's lien and superior title retained in Warranty Deed with Vendor's lien from George B. Meyer to Hillcroft Investment Co. and filed for record April 13, 1955 in the Office of County Clerk of Harris County, Texas, under Clerk's File No. 1411191.

This conveyance is subject to a secondary vendor's lien retained upon and against the above described property until the above described note, with all interest thereon, are fully paid according to its face, tenor, effect and reading when this deed shall become absolute.

FILED  
*R. J. ...*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

Ad valorem taxes for the current year have been prorated as of the date hereof and their payment is assumed by Grantee herein.

This conveyance is also made subject to the following restrictions: That only single family dwellings shall be constructed upon the above described property. That a private garage for not more than two cars, either attached or detached, may be constructed on the same lot as the single family dwelling, but no other structure shall be erected, altered, placed or permitted to remain in any lot conveyed hereunder, other than a garage and single family dwelling. No residential structure shall be placed on any lot unless its living area has a minimum of 1,600 square feet of floor area, exclusive of porches and garages. No residential structure shall be placed on any lot unless not less than 60% of the area of the exterior of such building (exclusive of roof, window and door openings) shall be finished with brick, masonry, Austin stone or comparable material. The foregoing restrictions shall be deemed and regarded as covenants running with the land and shall be binding upon the Grantee or any party or parties holding title to all or any part of the land conveyed hereby by, through or under the Grantee in this deed.

DEED RECORDS  
V. 4706 P. 503

FILM CODE  
068-17-0534

If the Grantee herein, or any of his heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for Grantor herein or for any other person or persons owning any of the real property described above to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions hereof, which shall remain in full force and effect.

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 Glen Norwood, Trustee, his heirs, successors and assigns forever, and we do hereby bind ourselves, our successors and assigns to WARRANT and FOREVER DEFEND, all and singular the said premises unto the said Glen Norwood, Trustee, his heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED at Houston, Texas, this 26th day of March, 1962, so witness our hands.

ATTEST:

*Robert E. Toldt*  
Asst. Secretary

HILLCROFT INVESTMENT CO.

By *Vernon S. Britten*  
Vice President

THE STATE OF TEXAS }  
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared VERNON S. BRITTEN JR., Vice President of Hillcroft Investment Co., a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Hillcroft Investment Co., and that he executed the same as the act and deed of said corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 26th day of April, 1962.

*Allen B. Edge*  
Notary Public in and for Harris County, Texas

ALLEN B. EDGE  
Notary Public in and for Harris County, Texas  
My Comm. No. 2005, expires 1-1-63

FILM CODE

DEED RECORDS

068-17-0535

VOL 4706 PAGE 504

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Harris County, Texas, as stamped hereon by me, on

APR 23 1962



*P. J. Curran*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

*RECORDED  
APR 23 1962  
HARRIS COUNTY TEXAS*

*311 W. 5th St. Houston, Texas*

[Faint, mostly illegible text from the deed instrument, including sections for 'TO HAVE AND TO HOLD', 'WARRANTY', and 'SIGNED AND DELIVERED'.]