

WESTMINSTER ANNEX RESTRICTIONS

Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, Deed Records of Kerr County, Texas; Volume 123, Page 510, Deed Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

OTHER EXCEPTIONS

- Easement dated August 17, 1926 to Texas Public Utilities Company, recorded in Volume 46, Page 387, Deed Records of Kerr County, Texas.
- Blanket Easement dated February 8, 1930 to Texas Power & Light Company, recorded in Volume 51, Page 495, Deed Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert volume for restrictions in first deed",IN1,3}, Page {PR,"insert page for restrictions in first deed",IN1,2}, Deed Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

division, their heirs and assigns.

PROVIDED, HOWEVER, that nothing in this release and Quitclaim contained shall ever be construed to extinguish or any way impair the aforesaid restrictive covenants, which shall remain in full force and effect.

WITNESS my hand, this the 28th day of March, 1965.

/s/ Garland H. Lang, Jr.

/t/ Garland H. Lang, Jr.

THE STATE OF TEXAS)

COUNTY OF MIDLAND

BEFORE ME, the undersigned authority, on this day personally appeared GARLAND H. LANG, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of March, 1966.

Seal

Mildred Rasey
Notary Public in and for Midland County,
Texas

Filed for record April 11, 1966 at 3:10 o'clock P. M.
Recorded April 14, 1966 at 9:55 o'clock A. M. (ms)
Volume 123, page 510
EMMIE M. MUENKER, County Clerk

By Mary Ellen Smith Deputy

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311

WARRANTY DEED

THE STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR I

That we, EDWARD W. O'DOCHARTY and wife, LILLIAN O'DOCHARTY of the County of Kerr, State of Texas, for and in consideration of the sum of Ten & No/100 (\$10.00) Dollars, and other good and valuable consideration to us in hand paid by MRS. ELVA M. DUBY, a feme sole, receipt of which is hereby acknowledged, and for which no lien, either express or implied, is retained or shall exist, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said MRS. ELVA M. DUBY, a feme sole, of the County of Kerr State of Texas, all that certain tract or parcel of land lying and being situated in Kerr County, Texas, and described as follows, to-wit:

Being the Northeast 59 feet of Lot "B" in Block No. 63, Westland Place Addition to the City of Kerrville, Kerr County, Texas, according to the re-plat of part of said Block No. 63, of Record in Volume 2, Page 47 of the Plat Records of Kerr County, Texas, to which reference is here made for all purposes; said property fronting 59 feet on Galbraith Street and extending back between parallel lines 150 feet for depth, and being part of the identical property conveyed by Henry Lewis, et ux, to E. C. Parker, Jr., by deed dated October 11, 1954, and of record in Vol. 97, page 124 of the Deed Records of Kerr County, Texas, to which instrument and the record thereof reference is here made for all purposes; and being the identical property conveyed by Edward G. Tracy, et ux, to the Grantors herein by deed dated June 17, 1961, and recorded in Vol. 110, page 43, of the Deed Records of Kerr County, Texas, to which reference is is here made for all purposes.

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 MRS. ELVA M. DUEY, a feme sole, her 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