

Item: **WEST GATE PLACE FOUR**

(Category: RESTRICTIONS)

Volume 83, Page 617, Deed Records of Kerr County, Texas; Volume 6, Page 288, Plat 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.

Item: **WEST GATE PLACE SECTION FOUR**

(Category: Subdivisions)

- a. Easement to L.C.R.A., dated September 12, 1944, recorded in Volume 74, Page 220, Deed Records of Kerr County, Texas.
- b. Easement to L.C.R.A., dated February 10, 1948, recorded in Volume 1, Page 58, Easement Records of Kerr County, Texas.
- c. Easement and Right Of Way to L.C.R.A., dated September 11, 1979, recorded in Volume 11, Page 155, Easement Records of Kerr County, Texas.
- d. Easements as per plat recorded in Volume 6, Page 288, Plat Records of Kerr County, Texas.
- e. Any visible and/or apparent roadways or easements over or across the subject property.
- f. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

(SEAL)

V. D. Fulbright
Notary Public, Kerr County, Texas.

Filed for record March 18, 1948 at 10:15 o'clock A. M.

Recorded April 15, 1948 at 1:55 o'clock P. M.

83/617

~~WARRANTY DEED & ASSUMPTION OF NOTE~~
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THE STATE OF TEXAS)
COUNTY OF KERR (KNOW ALL MEN BY THESE PRESENTS: That We, B. L. Buford and wife, Lahoma Buford of the County of Kerr, State of Texas for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration to us in hand paid by N. L. Lambert and wife, Gladys M. Lambert, the receipt of which is hereby acknowledged and confessed; and the further consideration of the assumption of the balance remaining due and unpaid upon the following described indebtedness: In the principal sum of \$3500.00; bearing 5½% interest; principal and interest payable in monthly installments of \$35.00, commencing March 1, 1948 and continuing on 1st day of each month thereafter until paid in full; said note being dated February 3, 1948, having been executed by B. G. Laxson and wife, Zola V. Laxson and being payable to the order of Mrs. E. J. Stewart; providing for a 90 day penalty clause in the event of prepayment; providing that all past due principal and interest should bear 10% interest; and further providing for the usual and customary deed of trust note clauses; and being secured by a deed of trust of record in Volume ____, page ____, Deed of Trust Records of Kerr County, Texas, to which reference is here made for all purposes; there remaining due and unpaid the sum of \$3477.00, and which is the amount assumed herein by grantees; have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said N. L. Lambert and wife, Gladys M. Lambert of the County of Kerr, State of Texas all that certain tract or parcel of land situated in Kerr County, Texas, and being out of original Survey No. 122, P. R. Oliver, situated about 2½ miles N. 45 W. of Kerrville, its county seat, described as: BEGINNING at an iron stake in fence line set 288 feet North and 1633 feet East of the West or upper river corner of said Survey No. 122, P. R. Oliver, and being 335.5 feet N. 45 E. from the South corner of that 66.5 acre tract conveyed to B. G. Laxson by deed recorded in Vol. 79, page 533, Kerr County, Deed Records; Thence N. 23 deg. 24 min. W. 655 feet to an iron stake in fence line set for the West corner of this tract; Thence N. 45 E. 1.0 feet to an iron stake set for corner; Thence N. 52 deg. 15 min. E. 415.5 feet to an iron stake set for the North corner of this tract; Thence S. 43 deg. 40 min. E. 555 feet to an iron stake in fence line set for the East corner of this tract; Thence S. 45 W. 781 feet to the place of a BEGINNING. This tract containing 9.07 acres of land; Variation 10 degrees. It is specifically understood and agreed and is a portion of the consideration for this conveyance, that the above described property is subject to the restrictions herein set out, to-wit: That such property is to be used as a residential district only; and that no liquor shall ever be manufactured or sold on said premises; and no building other than a house shall be built nearer than one hundred fifty (150) feet to the Street; and no residence to cost less than \$5000.00 to build and the premises shall never be used for a junk yard, and no cabin or trailer house shall be placed on said property as living quarters; and all buildings are to be kept in a good state of repair; the premises shall never be used as a church or for buildings to be used for general public gatherings; and the premises are never to be sold to negroes and/or mexicans as those words are defined and used in this portion of Texas; and no trucks shall be parked overnight on the street fronts, of which this property is a part TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in any-wise belonging unto the said N. L. Lambert and wife, Gladys M. Lambert, Their 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 N. L. Lambert and wife, Gladys M. Lambert, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness our hands at Kerrville, Texas, this 17th day of March, A. D. 1948.

(Revenue Stamps \$3.85 cancelled)
(3/17/48 - - - - - B. L. B.)

B. L. Buford

Lahoma Buford

THE STATE OF TEXAS)
COUNTY OF KERR

{ BEFORE ME, the undersigned authority in and for Kerr County, Texas, on this day personally appeared B. L. Buford and Lahoma Buford, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lahoma Buford wife of the said B. L. Buford having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lahoma Buford acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this 17th day of March, A. D. 1948.

V. D. Fulbright
Notary Public, Kerr County, Texas.

(SEAL)

Filed for record March 18, 1948 at 10:20 o'clock A. M.

Recorded April 15, 1948 at 3:05 o'clock P. M.

QUIT CLAIM DEED

THE STATE OF TEXAS)
COUNTY OF WHARTON

{ KNOW ALL MEN BY THESE PRESENTS: That I, Nona Maye Decker joined herein by my husband, Watson N. Decker of the State and County aforesaid, for and in consideration of the sum of One Dollars (\$1.00), to me in hand paid by the grantees hereinafter named, the receipt of which is hereby acknowledged, have granted, conveyed and quitclaimed, and by these presents do hereby grant, convey and quitclaim unto Wilbur N. Dickey and Russell A. Dickey, of Kerr County, Texas, all of the following described real property situated in Kerr and Bandera Counties, Texas, to wit: 1165.3 acres of land being 71 acres out of original survey No. 98, J. E. Rettner; 251.9 acres out of original survey No. 562, A. C. Hyde; 386.5 acres out of original survey No. 13, J. M. Shipp; 120 acres out of original survey No. 562.1, L. M. Collard; 96.2 acres out of survey No. 13.1, W. W. Hanks; 2.3 acres out of original survey No. 116.2, Mrs. Mary Duncan; 107.1 acres out of original survey No. 6, T. W. N. C. R. R. Company, and 130.3 acres out of original survey No. 4, B. S. & F. and being the same property described in Deed from C. I. Gaines, and wife to the grantees herein, which is recorded in volume 74, page 255, of the Deed Records of Kerr County, Texas, to which record reference is hereby made for a more complete description of said property. TO HAVE AND TO HOLD the said premises, together with the rights, appurtenances and hereditaments thereto belonging unto the said grantees, their heirs and assigns forever, so that neither we, nor anyone claiming under us, shall ever have or hold any right, title or interest therein. This Deed is made in confirmation of the sale of the undivided interest of the grantor herein, by Lee Ollie Miller, acting as guardian of the grantor, through the Probate Court, of Wichita County, Texas, in Estate No. 1345, being the guardianship of Cleo Miller and Nona Maye Miller, who were minors at that time, and which sale was confirmed by order of such Court, entered on September 27th, 1934.

Executed at Wharton, Texas, this the 6 day of February, 1948.

Nona Maye Decker
Watson N. Decker

THE STATE OF TEXAS)
COUNTY OF WHARTON

{ BEFORE ME, the undersigned authority, on this day personally appeared Watson N. Decker, and wife, Nona Maye Decker personally known to me to be the persons whose