

Nacogdoches County  
Carol Wilson  
Nacogdoches County Clerk  
Nacogdoches, Texas 75961



70 2013 00002446

Instrument Number: 2013-2446

Recorded On: March 21, 2013

As  
Recording

Parties: MIDDLEBROOK ANDREW ETUX

Billable Pages: 2

To BURKE ROBERT W ETUX

Number of Pages: 3

Comment: GENERAL WARRANTY DEED

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recording	20.00
<b>Total Recording:</b>	<b>20.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Record and Return To:**

Document Number: 2013-2446  
Receipt Number: 95619  
Recorded Date/Time: March 21, 2013 04:32:51P  
Book-Vol/Pg: BK-OPR VL-3899 PG-132  
User / Station: J Allen - Cash Station 02

NACOGDOCHES ABSTRACT & TITLE COMPANY  
135 N. Fredonia  
Nacogdoches TX 75961



I hereby certify that this instrument was filed on the date  
and time stamped heron and was duly recorded in the  
Official Public Records in Nacogdoches County, Texas

*Carol Wilson*

Carol Wilson  
Nacogdoches County Clerk

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20-

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

**Date:** March 20, 2013

**Grantor:** ANDREW MIDDLEBROOK and HOLLY MIDDLEBROOK, husband and wife

**Grantor's Mailing Address:**

647 County Road 2131  
Nacogdoches, Texas 75965

**Grantee:** ROBERT W. BURKE and RAYNETTA SUE BURKE, husband and wife

**Grantee's Mailing Address:**

29515 Orchard Grove Drive  
Tomball, Texas 77377

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All that certain tract or parcel of land lying and being situate about 12 miles northwest of the City of Nacogdoches, Nacogdoches County, Texas, on the Luis Sanchez Survey, A-50, and being part of an 89.5 acre tract described in a deed from Patricia Widerquist and Yvonne Kaltwasser to Andrew Middlebrook, et ux, dated April 8, 2008, recorded in Volume 2833, Page 56 of the Deed Records, Nacogdoches County, Texas (DRNCT), and more particularly described as follows:

BEGINNING at a concrete monument found for corner at the base of a fence corner post at the SEC of the 89.5 acre tract, the SWC of a 22.05 acre tract described in a deed from Willie Davis, et ux, to James Davis, et ux, dated December 9, 1999, recorded in Volume 1399, Page 46 of the DRNCT and in the occupied NBL of a 91.67 acre tract described in a deed from Lois Partin, et vir, to Earl Selman, et ux, dated June 30, 1965, recorded in Volume 329, Page 624 of the DRNCT;

THENCE S 78° 01' 56" W, (called S 77° 19' W) 1214.48 feet with the SBL of the 89.5 acre tract to a ½" iron rod set for corner, from which a 20" Post Oak, marked "X", bears S 29° E, 12.8 feet;

THENCE N 08° 23' 40" W, 1225.21 feet to a ½" iron rod set for corner near the SEC of a gas well pad;

THENCE S 75° 34' 05" W, 240.57 feet to a ½" iron rod set for corner near the SWC of a gas well pad;

THENCE N 08° 09' 41" W, 437.54 feet to a ½" iron rod set for corner near the NWC of a gas well pad;

THENCE N 11° 55' 31" W, 307.72 feet to a ½" iron rod set for corner on the top of the east ditch of County Road 836;

THENCE N 36° 11' 40" W, at 46.01 feet pass a ½" iron rod set for witness, from which a 20' Red Oak, marked "X", bears S 5° W, 3.3 feet, and in all a total distance of 66.01 feet to a point for corner in the centerline of County Road 836 and the NWBL of the 89.5 acre tract;

THENCE N 51° 39' 23" E, 175.67 feet with the centerline of County Road 836 and the NWBL of the 89.5 acre tract to a point for corner at the NWC of the 89.5 acre tract and the SWC of a 20.00 acre tract described in a deed from John Box, et al, to James Box, Jr., dated December 22, 2006, recorded in Volume 2583, Page 160 of the DRNCT, from which a 5/8" iron rod found for witness bears N 77° 06' 28" E, 50.1 feet;

THENCE N 77° 06' 28" E, (called N 77° 22' E 1307.2') with the NBL of the 89.5 acre tract and the SBL of the 20.00 acre tract, at 50.1 feet pass a 5/8" iron rod found for witness, at 1234.58 feet pass a 5/8" iron rod found at the SEC of the 20.00 acre tract and the SWC of a 25 acre tract described in a Contract of Sale and Purchase between the Texas Veterans Land Board

and James Davis, dated September 28, 1973, recorded in Volume 385, Page 581 of the DRNCT, and in all a total distance of 1314.56 feet a point for corner in a double Sweet Gum, at the NWC of a 14.5 acre tract described in a deed from James Davis, et ux, to Paul Davis, dated April 4, 2000, recorded in Volume 1434, Page 252 of the DRNCT, from which a 5/8" iron rod bears S 09° 31' 48" E, 2.5 feet;

THENCE S 09° 31' 48" E, (called S 08° 08' E 2122.3') 690.24 feet with the EBL of the 89.5 acre tract and the WBL of the 14.5 acre tract to a concrete monument found for corner at the SWC of the 14.5 acre tract and the NWC of the aforementioned 22.05 acre tract;

THENCE S 09° 18' 48" E, 1428.14 feet with the EBL of the 89.5 acre tract and the WBL of the 22.05 acre tract to the place of BEGINNING, containing within these calls 62.76 acres of which 0.09 acres are in the occupied right-of-way of County Road 836.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

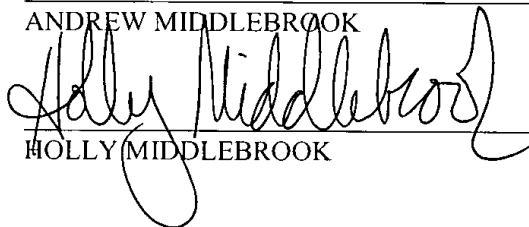
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2013, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



ANDREW MIDDLEBROOK

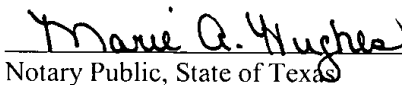
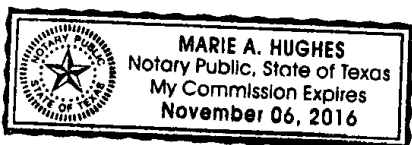


HOLLY MIDDLEBROOK

STATE OF TEXAS )

COUNTY OF NACOGDOCHES )

This instrument was acknowledged before me on this 20th day of March, 2013, by ANDREW MIDDLEBROOK and HOLLY MIDDLEBROOK.



Notary Public, State of Texas

My commission expires: \_\_\_\_\_