

**RECORDED BY**  
**SOUTH LAND TITLE, LLC**  
**GF # LC1001055**

**GENERAL WARRANTY DEED**

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

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

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KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ELIAZAR G. SALINAS and wife, RUBY R. SALINAS, of the County of Brazoria, 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 the undersigned in hand paid by the Grantees herein named, the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto JOHNNY PATKE of Brazoria County, Texas, all of the following described real property in Brazoria County, Texas, to-wit:

2.0. acres of land situated in the Southwest corner of Lot 38 of a Subdivision of Section 26, H.T. & B.R.R. Co. Survey, Abstract 550, Brazoria County, Texas; according to the plat recorded in Vol. 2, Page 129 of the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGIN at a point in the center of County Road 143, said point being the Southwest corner of Lot 38 of a Subdivision of Section 26, H.T. & B.R.R. Co. Survey, Abstract 550, Brazoria County, Texas, for the Southwest corner of the herein described tract and also the PLACE OF BEGINNING;

THENCE North along and with the center of County Road 143 a distance of 247.5 feet to a point for corner;

**South Land Title, LLC**  
1101-K West Main  
League City, Texas 77573

THENCE East at a distance of 40.0 feet pass an iron rod in the East line of County Road 143 and continue on same course for a total distance of 352.0 feet to an iron rod for corner;

THENCE South at a distance of 217.50 feet pass an iron rod in the North line of County Road 110 and continue on same course for a total distance of 247.5 feet to a point in the center of County Road 110 for corner;

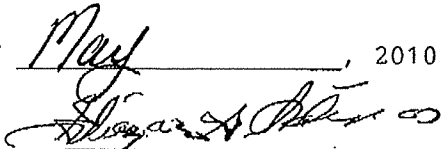
THENCE West along and with the center of County Road 110 a distance of 352.0 feet to the PLACE OF BEGINNING.

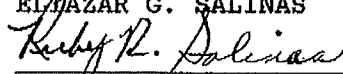
This Warranty Deed is executed by the Grantors and accepted by the Grantee subject to all valid and subsisting easements, restrictions, reservations, covenants, conditions and royalty and mineral interests relating to the Property to the extent that same are valid and enforceable against the Property, as same is shown by instruments filed for record in the Office of the County Clerk of Brazoria County, Texas.

BY ACCEPTANCE OF THIS GENERAL WARRANTY DEED, GRANTEE ACKNOWLEDGE THAT EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTORS HAVE NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATION, WARRANTY OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, DESIGN, OPERATION, FITNESS OR SUITABILITY FOR USE OR PURPOSE OF THIS PROPERTY OR ANY PART OR PORTION THEREOF IN ANY RESPECT WHATSOEVER. THE PROPERTY IS SOLD, TRANSFERRED AND CONVEYED "WHERE IS" AND "AS IS". EXCEPT FOR THE EXPRESS WARRANTIES AS TO TITLE, ALL COVENANTS, AGREEMENTS, WARRANTIES OR REPRESENTATIONS ARE HEREBY EXPRESSLY NEGATED.

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, executors, administrators, successors, to ~~WARRANT~~ and ~~FOREVER DEFEND~~ all and singular the said premises unto the said Grantee, his heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 5 day of May, 2010.

  
ELIAZAR G. SALINAS

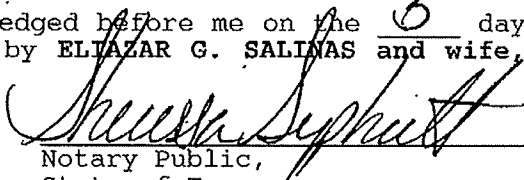
  
RUBY R. SALINAS

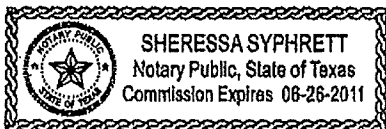
THE STATE OF TEXAS

COUNTY OF BRAZORIA

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This instrument was acknowledged before me on the 5 day of May, 2010, by ELIAZAR G. SALINAS and wife, RUBY R. SALINAS.

  
Notary Public,  
State of Texas



PREPARED IN THE LAW OFFICE OF:  
J. J. BROWN, VI  
Attorney at Law  
38 Wilderness Trail  
Friendswood, Texas 77546  
(281) 648-1000

RETURN TO GRANTEE:

Mr. Johnny Patke  
17511 CR 143  
Pearland, TX 77584

e-Recording  
Doc# 2010018877  
# Pages 4  
05/05/2010 16:34:16 PM  
Official Public Records of  
BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
Fees 24.00

*Joyce Hudman*