

2005- 0109155

"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 DRIVERS' LICENSE NUMBER."

05978 00313

WARRANTY DEED

DATE: August 5, 2005

GRANTOR: MICKEY D. HORTON, not joined by my husband as the property constitutes no part of our homestead

GRANTEE AND GRANTEE'S MAILING ADDRESS: DAVID HOFFERT and MIROSLAVA HOFFERT, 9015 CR 501, Blue Ridge, Texas 75424

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

PROPERTY (including any improvements): Being all that certain lot, tract or parcel of land situated in Collin County, Texas, being part of the James Jackson Survey, Abstract No. 474, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all outstanding minerals, mineral leases, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, and shown of record in the hereinabove mentioned County and State; and also to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are applicable and enforceable against the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

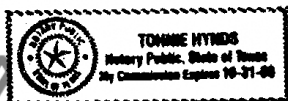
Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Mickey D. Horton

MICKEY D. HORTON

STATE OF TEXAS
COUNTY OF GRAYSON

This instrument was acknowledged before me on the 5th day of AUGUST, 2005, by MICKEY D. HORTON.



Tammie Hynds

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF AND
AFTER RECORDING RETURN TO:
HYNDS & GORDON, P. C.
500 N. Sam Rayburn Freeway, Suite 200
Sherman, Texas 75090
P. O. Box 1257
Sherman, TX 75091-1257

EXHIBIT "A"

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in Collin County, Texas, being part of the James Jackson Survey, Abstract No. 474, being part of the 98.810 acres tract of land conveyed from Ruth C. Shaw and LeSetta Odoroff to Robert Franklin Jennings, and wife, Rebecca Lou Jennings as described in the deed recorded in Clerk's File No. 95-0071053 of the Land Records of Collin County and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southernmost southeast corner of said 98.810 acres tract, said corner being at the intersection of the center of Collin County Road No. 501 with the center of Collin County Road No. 573, said corner being the southwest corner of the 18.18 acres tract described in the deed to Nutt recorded in the Deed Records of Collin County in Volume 1750 at Page 501 and also being in the north line of the 4.745 acres tract described in the deed to Butterfly recorded in said Deed Records in Volume 1710 at Page 27;

THENCE S 88°52'00" W along the center of County Road No. 501 a distance of 937.99 feet to a 5/8 inch iron rod found at the intersection of the center line projections of said County Road No. 501 west and south, for a corner;

THENCE N 01°08'45" W along the center of County Road No. 501 a distance of 393.88 feet to a 1/2 inch iron rod found at the intersection of the centerline projections of said County Road, for a corner;

THENCE N 01°08'45" W a distance of 257.70 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 08°39'51" W at 20.0 feet passing a 1/2 inch iron rod set, for reference, continuing a total distance of 1441.16 feet to a point in lake in the north line of said 98.810 acres tract, for a corner;

THENCE N 82°56'06" E along said north line 37.62 feet to a point in lake;

THENCE S 89°43'39" E 824.70 feet to a 1/2 inch iron rod found at the easternmost northeast corner of said 98.810 acres tract, for a corner, said corner being in County Road No. 573, and being further marked by 1/2 inch iron rod found bearing N 89°43'39" W at 24.63 feet;

THENCE in a southerly direction along said County Road No. 573 as follows: S 02°34'34" E 70.29 feet to a 1/2 inch iron rod found, S 02°15'01" E 295.00 feet to a 1/2 inch iron rod found, S 11°02'46" E 378.68 feet to a 1/2 inch iron rod found, S 39°41'18" E 488.37 feet to a 1/2 inch iron rod found, S 21°51'26" E 116.48 feet to a 1/2 inch iron rod found, S 19°02'48" W 57.75 feet to a 1/2 inch iron rod found, S 04°58'24" W 145.85 feet to a 5/8 inch iron rod found and S 09°21'37" W 646.44 feet to return to the Place of Beginning and containing 45.000 acres of land.

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 (COUNTY OF COLLIN)
(THE STATE OF TEXAS) I hereby certify that this instrument was filed in the Public Records of this county
and the time stamped & signed by me, and was duly RECORDED in the Official Public
Records of Real Property of Collin County, Texas.

AUG 10 2005

Brenda Taylor



Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Aug 10 2005
At 9:18am

Doc/Num : 2805- 0109155

Recording/Type:D1 16.00
Receipt #: 32039