

4/18-



20071005001380030

10/05/2007 01:31:49 PM D1 1/4

MK1094788-ALL

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.

General Warranty Deed

Date: October 3, 2007

Grantor: James Gee and Amy Miller n/k/a Amy Miller-Gee

Grantor's Mailing Address: ✓ 739 Amhurst Ct Allen Tx 75002

Grantee: Erika L. Peltonen and Vance Peltonen

Grantee's Mailing Address: 8765 County Road 501, Blue Ridge, TX 75424

Consideration: Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged

Property (including any improvements):

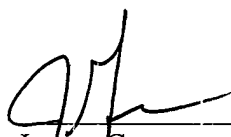
See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements and rights-of-way, all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007 and subsequent years, which Grantee assumes and agrees to pay.

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.


James Gee

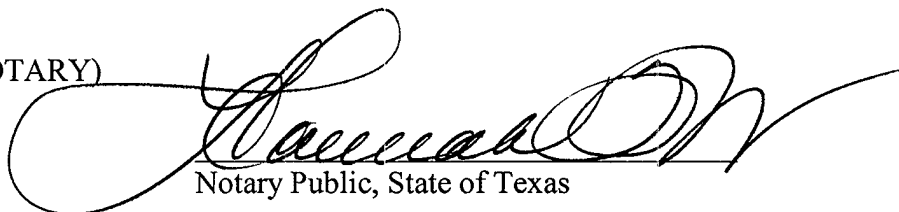

Amy Miller n/k/a Amy Miller-Gee

STATE OF TEXAS

COUNTY OF COLLIN

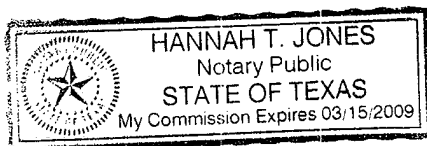
This instrument was signed or acknowledged before me on October 3, 2007 by Amy Miller n/k/a Amy Miller-Gee.

(SEAL OF NOTARY)


Notary Public, State of Texas

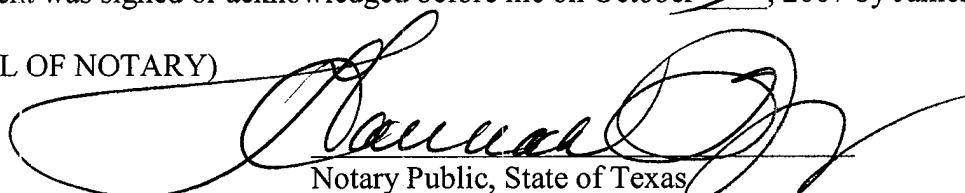
STATE OF TEXAS

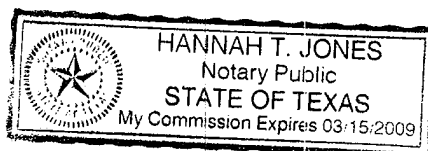
COUNTY OF COLLIN



This instrument was signed or acknowledged before me on October 3, 2007 by James Gee.

(SEAL OF NOTARY)


Notary Public, State of Texas



"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 described in the deed dated October 1, 2001, from Robert Franklin Jennings and wife, Rebecca Lou Jennings to James Gee and Amy Miller, recorded in the Land Records of Collin County under Docket Number 2001-0123372, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the center of Collin County Road No. 501, said rod being in the westernmost south line of said 98.810 acres N 89°22'16" E 427.65 feet from the westernmost southwest corner of same;

THENCE N 00°40'17" W a distance of 505.42 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 90°00'00" E a distance of 252.83 feet to a 1/2 inch iron rod set, for a corner;

THENCE S 00°00'00" E a distance of 246.99 feet to a 1/2 inch iron rod set, for a corner;

THENCE N 90°00'00" W a distance of 169.93 feet to a 1/2 inch iron rod set, for a corner;

THENCE S 00°40'17" E, at 239.42 feet passing a 1/2 inch iron rod set for reference, and continuing for a total distance of 256.89 feet to a 1/2 inch iron rod set in said center of County Road, said rod also being in said westernmost south line of 98.810 acres, for a corner;

THENCE S 88°54'32" W along said center of Road and with said westernmost south line a distance of 80.00 feet to return to the Place of Beginning, containing 1.899 acres of land and also being known as 8765 C.R. 501.

RETURN TO:
E. PELTONEN
56 RED RD.
HOWE, TEXAS 75459

Filed and Recorded
Official Public Records
Stacey Kemp
Collin County, TEXAS
10/05/2007 01:31:49 PM
\$28.00 DLARD
20071005001380030



Stacey Kemp