



**WARRANTY DEED**

**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.**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GREGG

That **YOWELL GROUP, INC., a Texas corporation** (the Grantor herein, whether one or more), of the County of Gregg, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto:

**DUNDEE PLACE HOMEOWNER'S ASSOCIATION, INC., a Texas corporation**  
(the Grantee herein, whether one or more)

Address: 3616 Longmorn Lane  
Longview, Texas 75604

of the County of Gregg, State of Texas, the real property situated in Gregg County, Texas, more particularly described as follows:

**Tract One:**

All that certain tract or parcel containing 0.124 acre of land in the WM Robinson Survey, A-177, Gregg County, Texas, being the same tract which was called HOA #1, Final Plat Amendment of Lot 1 & Lot 2, Block 2, Dundee Place, Phase 3, a subdivision of record in Clerk's File #200517061, of the Gregg County Official Public Records (GCOPR) and also in Cabinet B, Page 85, of the Gregg County Plat Records (GCPR) said 0.124 acre being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 5/8" iron rod found for the northeast corner, being the northwest corner of said Lot 1, lying in the south line of Lot 9, Block 4, Thomas Manor, Unit No. 3, a subdivision of record in Volume 10, Page 72, GCPR;

**THENCE** S 24° 43' 11" W, 48.67 feet along the east line of said HOA #1, and west line of said Lot 1, to a 5/8" iron rod found for the southeast corner, being the southwest corner of said Lot 1, lying in the curved north line of Longmorn Lane;

**THENCE** westerly 124.86 feet along the arc of a curve to the left in the south line of said HOA #1 and north line of Longmorn Lane, (Delta Angle = 35°46' 10", Radius= 200.00' Chord = S 88° 31' 11" W, 122.84'), to a 5/8" iron rod found for southwest corner, being the southeast corner of said Lot 2;

**THENCE** departing Longmorn Lane, N 27° 55' 44" W, 47.49 feet along the west line of said HOA #1 and east line of Lot 2 to a 5/8" iron rod found for northwest corner, lying in the south line of Lot 10, Thomas Manor, Unit No. 3;

THENCE N 88° 07' 19" E, 165.48 feet along the north line of said HOA#1 and south line of Lot 10 and Lot 9, Thomas Manor, Unit No. 3, to the PLACE OF BEGINNING containing 0.124 acre of land, more or less.

**Tract Two:**

All that certain lot, tract or parcel of land being Lot 2, Block 2, Phase 1, Dundee Place, an addition to the City of Longview, Gregg County, Texas, according to the plat thereof recorded in File No. 9815838, Public official Records, Gregg County, Texas, bearing the street address of 3607 Doublewood Drive, Longview, Texas 75604

This conveyance is made and accepted subject to all easements, rights of way, prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Water Improvement District or other applicable governmental district, agency, authority.

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 Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 29<sup>TH</sup> day of August, 2007.

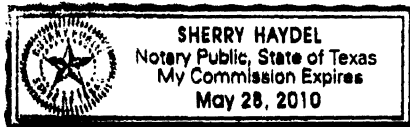
YOWELL GROUP, INC., a Texas corporation

By: *David Yowell*  
David Yowell, President

STATE OF TEXAS

COUNTY OF GREGG

This instrument was acknowledged before me this the \_\_\_\_\_ day of August, 2007, by David Yowell as President of Yowell Group, Inc., a Texas corporation, on behalf of said corporation.



*Sherry Haydel*  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Yowell Group, Inc.  
P. O. Box 6017  
Longview, Texas 75608

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Connie Wade*

Connie Wade, County Clerk  
Gregg County Texas

September 07, 2007 04:46:31 PM

FEE: \$20.00  
DEED

200720558