

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

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§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

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THAT LAKE CONROE DEVELOPMENT CORPORATION, a Texas corporation, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by

WHITE OAK RANCH SUBDIVISION HOMEOWNERS
ASSOCIATION, INC., a Texas corporation,

hereinafter called Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed has GRANTED, SOLD, AND CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee the tract of land described on the attached Exhibit "A."

TO HAVE AND TO HOLD the above described property and premises together with all and singular any and all improvements erected thereon or affixed thereto and the rights, hereditaments and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns in fee simple determinable, for as long as Grantee owns, maintains and uses the property as a boat launch or boat ramp to Lake Conroe for the benefit of the residents of White Oak Ranch Subdivision, in its current state and as added to expanded (the "Subdivision") and for as long as there has been no designation filed of record in the deed records of Montgomery County, Texas by Grantor of another property to be used as a boat launch or boat ramp to Lake Conroe for the benefit of the residents of the Subdivision, which designation must be filed within twenty-one (21) years of the date hereof and if no such designation has been so filed, Grantee shall own the property in fee simple, except as restricted or reserved herein. In the event Grantor so designates another property to be used as a boat launch or boat ramp to be used for the benefit of the residents of the Subdivision and files such designation of record among the deed records of Montgomery County, Texas, the property conveyed herein shall immediately and automatically revert back to Grantor, without further action required by Grantor or any other person or entity, with all and singular any and all improvements erected thereon or affixed thereto and the rights, hereditaments and appurtenances belonging thereto.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas and other minerals and leases thereon, now outstanding, reserved herein or affecting the premises herein conveyed, of record in the County Clerk's office of Montgomery County, Texas, to the extent they are still in force and effect or created by this instrument. Grantor hereby reserves and excepts from the property conveyed herein, a fully transferrable unlimited access and unlimited use easement of the entirety of the property. In Addition, Grantor and Grantor's heirs, successors and assigns forever reserve all oil, gas and other minerals in and under and that may be produced from the Property.

Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, and under Grantor but not otherwise.

AD VALOREM TAXES with respect to the property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

EXECUTED effective this the 2nd day of March, 2009.

LAKE CONROE DEVELOPMENT CORPORATION,
a Texas corporation

By: *Gary Calfee*
Gary Calfee, President

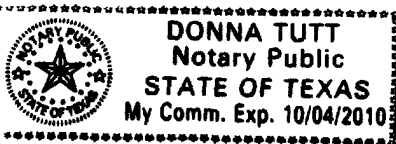
THE STATE OF TEXAS

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COUNTY OF Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared Gary Calfee, President of LAKE CONROE DEVELOPMENT CORPORATION, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2 day of March, 2009.



Donna Tutt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Record and return to:
Bradley W. Rapp
Rapp Law Firm, P.C.
3050 Post Oak Blvd., Suite 400
Houston, Texas 77056

Grantees address
7711 Longmire Rd
Conroe, TX 77304

Calfee.LakeConroe.Special Wty Deed - boat launch

EXHIBIT "A"

Lot Fifty-five (55), Block one (1) (B-1) of White Oak Ranch, Section One (1), a subdivision of 43.537 acres located in the James Edwards Survey, Abstract No. 190, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Q, Sheet 74 of the Map Records of Montgomery County, Texas.

FILED FOR RECORD

2009 MAR -2 PM 1:11

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

MAR - 2 2009



Mark Turnbull
County Clerk
Montgomery County, Texas