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Receipt Time: 09/28/2015 01:49:33 PM

Receipt #: 80741

Issued To: ANN SLANIS RET AT COUNTER

Documents

#	Type	# Pages	Quantity	Reference #	GF #	Amount
1	DEED DOUBLE FEE	3	1	2015109991		\$23.00
Total :						\$23.00

Payments

#	Type	Payment #	Amount	NSF
1	CHECK	1868	\$23.00	
Total Payments:			\$23.00	

THANK YOU!

DEPUTY: JE



GENERAL WARRANTY DEED

Date: September 10th, 2015

Grantor: 723 Partnership, Ltd., a Texas Limited Partnership

Grantee: RSR HOA, Inc. dba Riverside Ranch HOA

Grantee's Mailing Address: 440 Cobia, Suite 1901, Katy, Texas 77494

Consideration: \$31,000.00

PROPERTY (including improvements) and 5 inch lake well as shown in Exhibit A:

Out of the 160.4960 Acre tract of land being part of the R.E. Smith call 300 Acre tract (surveyed as 295.4960 Acre) in the Williams Andres League, Abstract 3, Fort Bend County, Texas consisting of a 50 foot X 50 foot tract of land in the North East corner of the 6.236 acre restricted Reserve "A" as shown in the Fort Bend County Plat records for the Riverside Ranch Subdivision Section II including a 5 inch lake well # 1310 and equipment as shown on Exhibit "A" attached.

RESERVATIONS FROM EXCEPTIONS TO CONVEYANCE AND WARRANTY

Easements, rights-of-way, and 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; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

SAVE and EXCEPT, and reserving to Grantor, and Grantor's successors and assigns, in addition to all presently outstanding mineral interest, all the oil, gas and other minerals, of every kind and character, in, on, and under the Property.

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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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 Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

EXECUTED this 28 day of Sept, 2015.

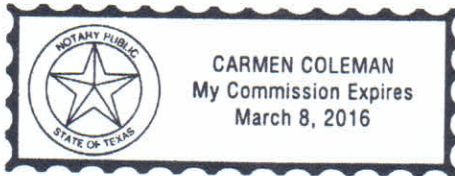
By: [Signature]
Name: Lawrence K. Siller, President
of River Forest Development Company, Inc.
General Partner for 723 Partnership, Ltd.

STATE OF TEXAS)

COUNTY OF Fort Bend

This instrument was acknowledged before me on this 28th day of September, 2015 by Lawrence K. Siller, President of River Forest Development Company, Inc. being General Partner for 723 Partnership, Ltd.

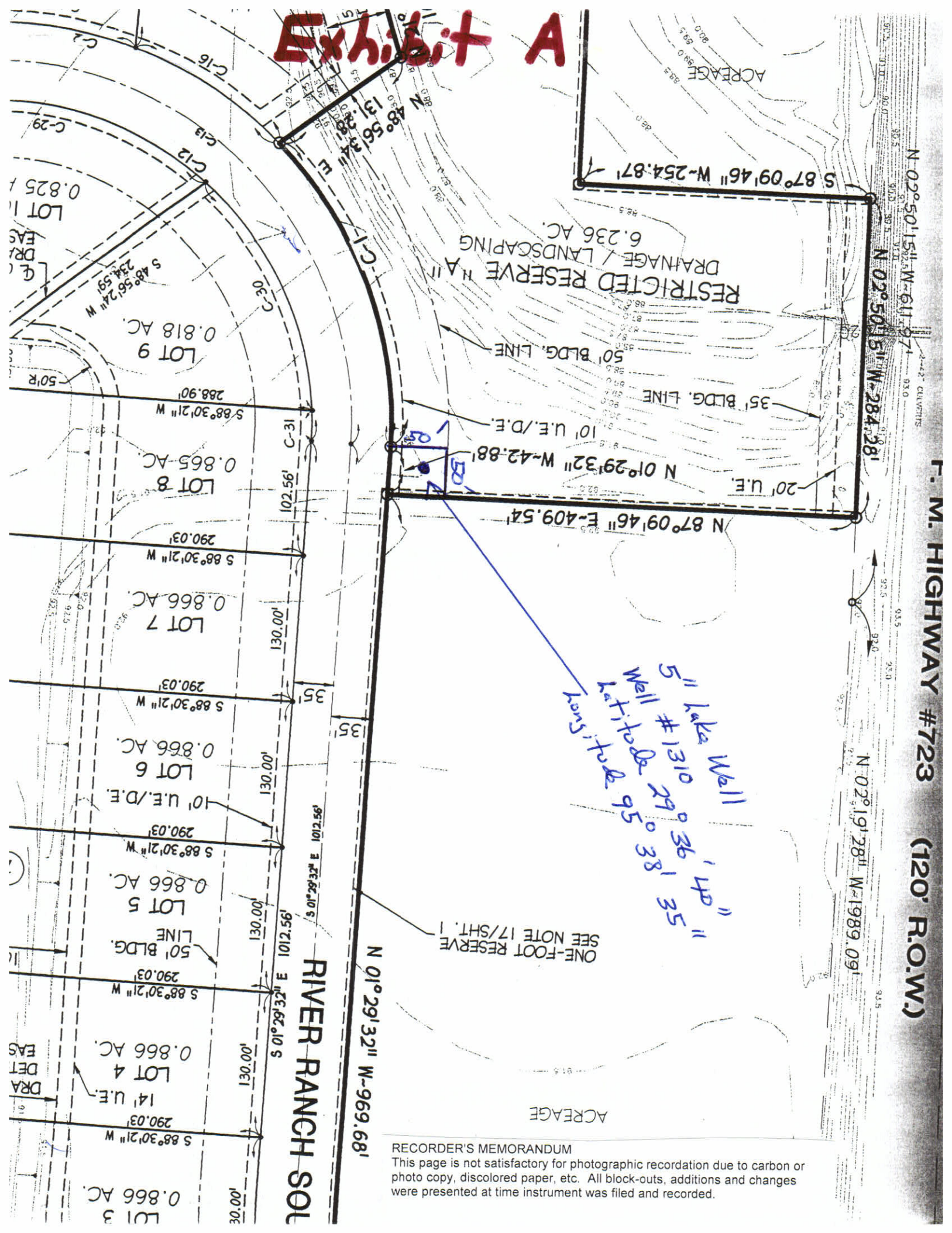
(SEAL)



[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
River Forest, Ltd.
5545 FM 359 Road
Richmond, Texas 77406

Exhibit A



F. M. HIGHWAY #723 (120' R.O.W.)

RESTRICTED RESERVE "A"
DRAINAGE / LANDSCAPING
6.236 AC.

5" Lake Well #1310
29° 36' 14" 35"
Well for 95° 38' 135"

ONE-FOOT RESERVE
SEE NOTE 17/SHT. 1

RECORDER'S MEMORANDUM
This page is not satisfactory for photographic recordation due to carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were presented at time instrument was filed and recorded.

RETURNED AT COUNTER TO:

ANN SLANIS

3527 RIVER BEND DR.

ROSENBERG, TX. 77471

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

September 28, 2015 01:49:33 PM

FEE: \$23.00 JE
DEED

2015109991

