

SPECIAL WARRANTY DEED**DATE: February 16, 2009**

GRANTOR: Robert A. Markowitz Sherman R. Markowitz	GRANTOR'S MAILING ADDRESS (including county) 18735 West Cool Breeze Lane Montgomery, TX 77356 Montgomery County
GRANTEE: Grand Harbor Property Owners Association on Lake Conroe	GRANTEE'S MAILING ADDRESS (including county) 11301 Grand Harbor Blvd. Montgomery, TX 77356 Montgomery County

The consideration for this transaction is the amount of TEN DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by the Grantee and by a third party for the benefit of Grantee, the receipt of which is hereby acknowledged, and further to resolve an encroachment of an asset belonging to Grantee upon property belonging to Grantor.

PROPERTY INCLUDING ANY IMPROVEMENTS:

See Exhibit "A" & "B" attached hereto.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**General Exceptions:**

This deed is subject to such easements, rights-of-way, recorded prescriptive rights, unrecorded prescriptive rights, recorded restrictions, reservations, covenants or promises, conditions, leases for oil and gas, severances of mineral rights, and any other instrument which has effect upon the subject property; rights of owners in boundary or party walls and fences; discrepancies and conflicts which are noted in boundary lines; rights and other obligations of municipal districts that are created.

GRANT:

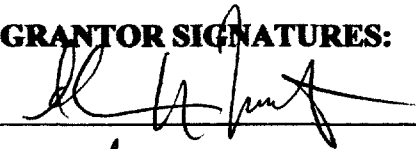
Grantor, in exchange for the consideration stated herein and subject to the reservations from and exceptions to conveyance and warranty stated herein, does make, grant, sell, and convey to Grantee the property which is described in this deed, subject to, and not in assumption of any outstanding and unpaid indebtedness and liens which exist, if any, affecting the property conveyed hereby. TO HAVE AND TO HOLD the property, together with all and singular the rights, privileges and appurtenances thereto belonging unto the said Grantee, Grantee's heirs,

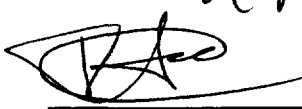
executors, administrators, successors and assigns forever; And Grantor does hereby bind Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns against the claim, or claims, of all persons claiming or to claim the same or any part thereof, by, through or under me, but not otherwise.

MISCELLANEOUS CLAUSES:

As may be required by the context of the language, any singular noun or pronoun is inclusive of the plural.

GRANTOR SIGNATURES:





Deed Accepted:

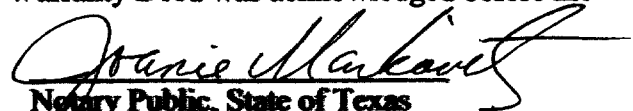
**GRAND HARBOR PROPERTY OWNERS
ASSOCIATION ON LAKE CONROE**

By  
Title *PRESIDENT* *TREASURER*

(Acknowledgment)

**THE STATE OF TEXAS
COUNTY OF MONTGOMERY**

On this 14th day of February, 2009, this Warranty Deed was acknowledged before me by Robert A. Markowitz.


Notary Public, State of Texas

Seal:



(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

On this 12th day of February, 2009, this Warranty Deed was acknowledged before me
by Sherman. Markowitz.



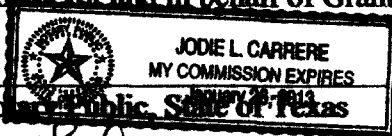
Debra H. Hadlock
Notary Public, State of Texas

Seal:

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

On this 17th day of February, 2009, this Warranty Deed was acknowledged before me
by D. SUE HOVNE, President,
Bruce Murray, Treasurer in her/his capacity as shown, for and in behalf of Grantee.



Jodie L. Carrere

Seal:

✓
AFTER RECORDING, RETURN TO:

Grand Harbor POA
11301 Grand Harbor Blvd.
Montgomery, TX 77356

**0.0068 ACRES (295 SQUARE FEET)
OUT OF A CALLED 1.770 ACRES
OUT OF UNRESTRICTED RESERVE "A"
GRAND HARBOR SECTION 5
OWEN SHANNON SURVEY, ABSTRACT 36
MONTGOMERY COUNTY, TEXAS**

Being 0.0068 acre (295 square feet) of land, out of a called 1.770 acre tract conveyed to SWB Enterprises Inc. by deed recorded in County Clerk's File (CCF) No. 2007-109229 of the Official Public Records of Real Property of Montgomery County, Texas (OPRRP MCT) and out of Unrestricted Reserve "A" of Grand Harbor Section 5, a subdivision recorded in Cabinet S, Sheet 101-105 of the Map Records of Montgomery County, Texas (MR MCT); said 0.0068 acre tract lying in the Owen Shannon Survey, Abstract 36 of Montgomery County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8 inch iron rod, marking the Southeast corner of Lot 1, Block 1 of said Grand Harbor Section Five and the Northeast corner of the herein described tract, said rod, being in the West Right-of-Way (ROW) line of Grand Harbor Blvd., a 60' Private ROW;

THENCE along said ROW line, a curve to the right, having a radius of 523.31 feet, an internal angle of 00°47'52", a chord bearing South 13°00'48" East, a distance of 7.29 feet, for an arc length of 7.29 feet to a point for the Southeast corner of the herein described tract;

THENCE South 74°17'27" West, a distance of 47.85 feet to a point for the Southwest corner of the herein described tract;

THENCE North 15°42'33" West, a distance of 5.00 feet to a point for the Northwest corner of the herein described tract;

THENCE North 71°35'05" East, a distance of 48.25 feet to the **POINT OF BEGINNING** and containing a computed 0.0068 acre (295 square feet) of land.

Prepared by
Town and Country Surveyors, LLC
25307 North Freeway, Suite 100
The Woodlands, TX 77380
Phone (281) 465-8730
Fax (281) 465-8731
www.tcsurveying.com

David J. Strauss

David J Strauss RPLS 4833
Job No. 1692-0001
Date: July 24, 2008



EXHIBIT "A"
PAGE 1 OF 1

GRAND HARBOR BLVD.

(60' PRIVATE ROW)

LOT 1, BLOCK 1
 GRAND HARBOR SECTION FIVE
 CABINET S, SHEETS 101-105 MR MCT

P.O.B.
 FND. 5/8" I.R.

R=523.31
 L=7.29
 $\Delta=0^{\circ}47'52''$
 Chord B=S13'00'48"E
 Chord L=7.29

48.25'

N 71°35'05" E
 SIGN MONUMENT

N 15°42'33" W
 5.00'

295 SQ. FT.
 0.0068 ACRES

CALLED 1.770 ACRES
 SWB ENTERPRISES, INC.
 CCF NO. 2007-109229 OPRRP MCT
 UNRESTRICTED RESERVE "A"
 GRAND HARBOR SECTION FIVE
 CABINET S, SHEETS 101-105 MR MCT



0.0068 ACRES (295 SQ. FT.)
 OWEN SHANNON SURVEY, ABSTRACT 36
 MONTGOMERY COUNTY, TEXAS

FILED FOR RECORD

09 FEB 19 PM 2:12

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.

FEB 19 2009



Mark Turnbull
County Clerk
Montgomery County, Texas