

J317561

070-84-1883

01/11/84 00134433 J317561 \$ 7.00

WQ

DEED TO COMMON AREA

THE STATE OF TEXAS ↓  
COUNTY OF HARRIS ↓

KNOW ALL MEN BY THESE PRESENTS:

7  
2  
THAT, TRENDMAKER, INC., a Texas corporation, acting herein by and through its duly authorized officers, of Harris County, Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to it in hand paid by Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and does by these presents, GRANT, SELL and CONVEY unto WESTWIND TOWNHOMES ASSOCIATION, INC., a *fee* Texas non-profit corporation, having its principal office at 15915 Katy Freeway, Suite 250, Houston, Harris County, Texas, herein called "Grantee", subject to the matters below stated, all that certain property situated in Harris County, Texas, particularly described as follows:

✓  
The "Common Area" of WESTWIND TOWNHOMES, (PHASE SIX), a residential development, being a 4.3360 acres unrecorded subdivision located in the Joel Wheaton Survey, Abstract No. 80, Harris County, Texas also being a portion of the Unrestricted Reserve "A", Block 1 out of the subdivision entitled Westwind, Section Three, as recorded in Volume 290, Page 99 of the Map Records of Harris County, Texas, according to and as more particularly described in the Articles of Annexation to WESTWIND TOWNHOMES, herein referred to as "said Annexation", and the Exhibits attached thereto recorded under Harris County Clerk's File No. J-317556, reference to which said Annexation and the Exhibits attached thereto and said record thereof being hereby made for more particular description of said "Common Area" and for all purposes.

The said "Common Area" hereby described and conveyed being further described as a tract of land containing a net area of 2.3214 acres located in the above described unrecorded subdivision known as WESTWIND TOWNHOMES, and being more particularly described in Exhibit "B" attached to said Annexation.

This grant and conveyance is made and accepted pursuant to and in accordance with the terms and provisions of said Annexation and that certain "Declaration of Covenants, Conditions and Restrictions" executed by Trendmaker Homes, Inc., filed for record under Harris County Clerk's File No. F-883613, as amended by that certain instrument filed for record under Harris County Clerk's File No. F-973858, and subject to all and singular the rights, privileges, easements, reservations, covenants, agreements, conditions, and stipulations applicable to the said "Common Area" or any part thereof, and appearing of record in Harris County, Texas, including but not limited to, all of the covenants, agreements, conditions and stipulations set out and provided for in said Annexation, and all other terms and provisions of said Annexation.

070-84-1884

TO HAVE AND TO HOLD the said premises hereby conveyed, together with all and singular the rights, hereditaments and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and subject to each and all of the matters above stated, 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, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 6<sup>th</sup> day of January, A. D., 1984.

ATTEST:

TRENDMAKER, INC.

Lucille Beverley  
Lucille Beverley, Asst Secretary

BY: A. H. Mayer  
A. H. Mayer, President

109

ACCEPTED:

WESTWIND TOWNHOMES ASSOCIATION, INC.

BY: Robert Wilson  
President

THE STATE OF TEXAS    †  
COUNTY OF HARRIS    †

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A. H. Mayer, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said TRENDMAKER, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6<sup>th</sup> day of January, A. D., 1984.

Shirley A. Hutcherson  
Notary Public - State of Texas

SHIRLEY A. HUTCHERSON  
Notary Public, State of Texas  
My Commission Expires 3-5-86



PLEASE RETURN TO:

Mr. Kenneth C. Squires  
Walsh, Squires, & Tompkins  
4200 Westheimer, Suite 130  
Houston, Texas 77027

070-84-1884

070-84-1885

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 01-11-84 BY 1043

FILED  
1984 JAN 11 PM 3:23  
*Quita Rodriguez*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me, and was duly RECORDED, in the Official  
Public Records of Real Property of Harris County, Texas on

JAN 11 1984



*Quita Rodriguez*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

1984 JAN 11 PM 3:23  
1043

070-84-1885