

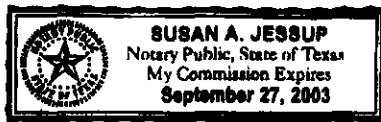
VERIFICATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared William W Winnie, who, after being duly sworn stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 4 day of August, 2001.

Susan A Jessup
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



41616

MANAGEMENT CERTIFICATE

TRI COUNTY POINT PROPERTY OWNERS ASSOCIATION INC
TO
TRI COUNTY POINT PROPERTY OWNERS ASSOCIATION INC

FILED FOR RECORD THIS 14th day of
August A.D., 2001 at 02:40 P.M.

KENNETH W. MCELVEEN, COUNTY CLERK
JACKSON COUNTY, TEXAS

By Barbara Vanecek Deputy
08/04/2001 BARBARA VANECEK Fee: \$ 11.00

Filed by: TRI-COUNTY POINT PROPERTY
OWNERS ASSOCIATION
HC 2, BOX 283-1
PALACIOS, TX 77465

Return to: TRI-COUNTY POINT PROPERTY
OWNERS ASSOCIATION
HC 2, BOX 283-1
PALACIOS, TX 77465

VOL 183 PAGE 720

Recorded this 23rd Day of Aug A. D., 2001 At 10:00 A. M.

KENNETH W. MCELVEEN, COUNTY CLERK By Anna Wampler Deputy.

Cash Warranty Deed

Date: 11-20-99

Grantor: **Tri-County Point Property Owners Association**, a Texas Non-Profit Corporation

Grantor's Mailing Address: P. O. Drawer 789, Palacios, Jackson County, Texas, 77465

Grantee: William Winnie III and Betty Winnie and Peggy J. Winnie

Grantee's Mailing Address: 6600 Blarwood Austin, Texas 78745

Consideration: Cash and other good and valuable consideration.

Property (including any improvements): Lot 1/16, Comm. Block C, in Section 5 of the **Boca Chica Subdivision** as shown in a plat of record as Slide 164-A of the Plat Records of Jackson County, Texas.

Reservations from Conveyance: There is excepted herefrom and reserved in prior conveyances, all oil, gas and other minerals on, in and under the described land, or that may be produced therefrom.

It is expressly agreed and stipulated that the vendor's lien and superior title are reserved against the above-described property, premises and improvements for so long as an annual maintenance charge shall be due and payable on said property, and the vendor's lien and superior title are hereby transferred, assigned and conveyed to Tri-County Point Property Owners Association created in compliance with the restrictions of record as aforesaid and any and all amendments thereto, said maintenance fund to be used by the Tri-County Point Property Owners Association for doing all things in their opinion that are necessary or desirable to maintain or improve the property, or the subdivision, or that which is considered of benefit to owners or occupants of the subdivision. Said vendor's lien is second, subordinate and inferior to the lien of any bona fide mortgagee or lienholder.

Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, conditions, easements, reservations and mineral leases relating to the hereinabove described property, as shown of record in the office of the County Clerk of Jackson County, Texas, and any visible and apparent easements, but only to the extent the same remain in force and effect under their own terms.

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 to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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.

Tri-County Point Property Owners Association

By: Susan Jessup
Susan Jessup, Manager



This instrument was acknowledged before me on 11-20-99 by Susan Jessup, Manager of **Tri-County Point Property Owners Association**, a Texas Non-Profit Corporation, on behalf of said corporation.

Therese E. Moore
Notary Public, State of Texas

33990

Cash Warranty Deed

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

TO

WINNIE WILLIAM III ET AL

FILED FOR RECORD THIS THE 12th day of

July A.D., 2000 at 12:19 P.M.

Kenneth W. McElveen, County Clerk
Jackson County, Texas

By *Kenneth W. McElveen* Deputy
11/20/1999 _____ Fee: \$ 9.00

Filed by: TRI-COUNTY POINT PROPERTY
OWNERS ASSOC. INC.
P.O. DRAWER 798
PALACIOS, TEXAS 77465

Return to: TRI-COUNTY POINT PROPERTY
OWNERS ASSOCIATION
HC 2, Box 283-1
Palacios, TX 77465

VOL 163 PAGE 132

Recorded this 18th Day of July A. D. 2000 At 9:00 A. M.

Kenneth W. McElveen, County Clerk

By *Anna W. [unclear]* Deputy.

Cash Warranty Deed

Date: 11-20-99

Grantor: **Tri-County Point Property Owners Association, a Texas Non-Profit Corporation**

Grantor's Mailing Address: P. O. Drawer 789, Palacios, Jackson County, Texas, 77465

Grantee: William Winnie III, Betty Winnie, and Peggy Winnie

Grantee's Mailing Address: 6600 Blarwood Austin, Texas 78745

Consideration: Cash and other good and valuable consideration.

Property (including any improvements): Lot 21, Block C, in Section 5 of the **Boca Chica Subdivision** as shown in a plat of record as Slide 164-A of the Plat Records of Jackson County, Texas.

Reservations from Conveyance: There is excepted herefrom and reserved in prior conveyances, all oil, gas and other minerals on, in and under the described land, or that may be produced therefrom.

It is expressly agreed and stipulated that the vendor's lien and superior title are reserved against the above-described property, premises and improvements for so long as an annual maintenance charge shall be due and payable on said property, and the vendor's lien and superior title are hereby transferred, assigned and conveyed to Tri-County Point Property Owners Association created in compliance with the restrictions of record as aforesaid and any and all amendments thereto, said maintenance fund to be used by the Tri-County Point Property Owners Association for doing all things in their opinion that are necessary or desirable to maintain or improve the property, or the subdivision, or that which is considered of benefit to owners or occupants of the subdivision. Said vendor's lien is second, subordinate and inferior to the lien of any bona fide mortgagee or lienholder.

Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, conditions, easements, reservations and mineral leases relating to the hereinabove described property, as shown of record in the office of the County Clerk of Jackson County, Texas, and any visible and apparent easements, but only to the extent the same remain in force and effect under their own terms.

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 to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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.

Tri-County Point Property Owners Association

By: Susan Jessup
Susan Jessup, Manager



STATE OF TEXAS)

COUNTY OF JACKSON)

This instrument was acknowledged before me on 7-2-00 by Susan Jessup, Manager of **Tri-County Point Property Owners Association, a Texas Non-Profit Corporation**, on behalf of said corporation.

Turpin E. Shaw
Notary Public, State of Texas

HAAPPLSPWIN\WP\BCDEED.RST

33991

Cash Warranty Deed

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

TO

WINNIE WILLIAM III ET AL

FILED FOR RECORD THIS THE 12th day of

July A.D., 2000 at 12:19 P.M.

Kenneth W. McElveen, County Clerk
Jackson County, Texas

By *Kenneth W. McElveen* Deputy
11/20/1999 _____ Co. Clk. Fee: \$ 9.00

Filed by: TRI-COUNTY POINT PROPERTY
OWNERS ASSOC. INC.
P.O. DRAWER 798
PALACIOS, TEXAS 77465

Return to: TRI-COUNTY POINT PROPERTY
OWNERS ASSOCIATION
HC 2, Box 283-1
Palacios, TX 77465

VPL 163 PAGE 134

Recorded this 18th Day of July A. D., 2000 At 9:00 A. M.
Kenneth W. McElveen, County Clerk By *Anna Whiggles* Deputy.