

10124

VOL 4754 PAGE 306

WARRANTY DEED

*7.00
4.00
1.00*
Date: December 19, 1994

Grantor: JAMES S. MOORE, not joined herein by my wife for the reason that the herein described property constitutes no part of our homestead, either business or residential.

Grantor's Mailing Address:

Drawer 9
Wolfforth, TX 79382

Grantee: LUBBOCK COUNTY HOSPITAL DISTRICT, d/b/a UNIVERSITY MEDICAL CENTER

Grantee's Mailing Address:

P.O. Box 5980
Lubbock, TX 79408

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The South 120.0 feet of Tract "G", CRESTRIDGE, an addition to the City of Wolfforth, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof, recorded in Volume 1560, Page 927, Deed Records of Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" square metal tube found at the Southwest corner of Tract "G", CRESTRIDGE, an addition to the City of Wolfforth, Lubbock County, Texas;

THENCE North 30° East, along the East line of a 20 foot alley dedicated by plat in Volume 1560, Page 927, a distance of 120.82 feet to a 1/2" iron rod with cap set for the Northwest corner of this tract;

THENCE South 66°40'22" East, parallel to the North right-of-way line of McPherson Avenue, a distance of 229.37 feet to a 1/2" iron rod with cap set in the West right-

of-way line of U.S. Highway No. 62-82 as described in Volume 684, Page 190 for the Northeast corner of this tract;

THENCE Southwesterly around a curve to the left and along the West right-of-way line of U.S. Highway No. 62-82, said curve having a radius of 3959.83 feet, a central angle of $1^{\circ}31'14''$, a chord distance of 105.09 feet, and a chord bearing of South $24^{\circ}18'13''$ West to a $1/2''$ square metal tube found at of point of reverse curvature;

THENCE Southwesterly around a curve to the right, said curve having a radius of 15.00 feet, a central angle $89^{\circ}47'02''$, tangent lengths of 14.94 feet, and a chord distance of 21.17 feet to a $1/2''$ square metal tube found at a point of tangency in the North right-of-way line of McPherson Avenue also dedicated by plat in Volume 1560, Page 927;

THENCE North $66^{\circ}40'22''$ West, along the North right-of-way line of McPherson Avenue, a distance of 226.62 feet to the POINT OF BEGINNING.

Exceptions to conveyance and warranty:

This conveyance is made and accepted subject to:

1. An undivided $1/8$ interest in the oil, gas, and other minerals as previously conveyed by instrument recorded in Volume 282, Page 449, Deed Records of Lubbock County, Texas.
2. Concrete pads, utility poles, ditch line and gas meters on the Property, as shown on Survey, dated October 21, 1994; revised November 1, 1994, by HUGO REED & ASSOCIATES, INC., Registered Public Surveyor.
3. Rights, claims or damages arising from Overhead Electric Lines extending across the Northeasterly portion of the Property, as shown on Survey, dated October 21, 1994; revised November 1, 1994, by HUGO REED & ASSOCIATES, INC., Registered Public Surveyor.

Grantor, for the consideration and subject to 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 20 day of December, 1994 to become effective as of the date first above written.

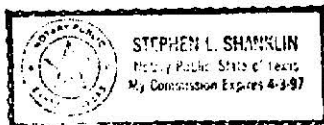
James S. Moore
JAMES S. MOORE

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 20 day of December, 1994 by JAMES S. MOORE.

SEAL SOSK
Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF LUBBOCK

I hereby certify that this instrument was FILED on the
date and at the time stamped herein by me and was duly
RECORDED in the Volume and Page of the Official Real Property
Records of Lubbock County, Texas as stamped herein by me.

DEC 21 1994

FILED FOR RECORD
DEC 21 PM 3:03

Ann Hamilton
COUNTY CLERK



Ann Hamilton
COUNTY CLERK
LUBBOCK COUNTY, TEXAS