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# WARRANTY DEED

STATE OF OKLAHOMA  
PUSHMATAHA COUNTY  
OFFICE OF THE COUNTY CLERK

This instrument filed for record on

MAR 14 1977

at 8 o'clock A.M. and recorded in  
Book 238 Page 373  
By Dennis Bates County Clerk  
Dennis Bates Deputy

KNOW ALL MEN BY THESE PRESENTS:

That Kiamichi Wilderness, Inc.

of Tarrant County,

State of Texas, party of the first

part, in consideration of the sum of One and More dollars,

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

Si Rickman, of 925 S. Main Street, Suite 105, Grapevine, Texas 76051

of Tarrant County, State of Texas

part Y of the second part, the following described real property and premises situated in Pushmataha

County, State of Oklahoma, to-wit:

STATE OF OKLAHOMA  
PUSHMATAHA COUNTY  
OFFICE OF THE COUNTY CLERK

The real estate described on Exhibit 1 attached hereto

This instrument filed for record on

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part Y of the second part, its successors heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature except as follows:

DEC 5 1977  
Book 242 Page 68  
Dennis Bates County Clerk  
Dennis Bates Deputy

1. Surface real estate only is being conveyed; all oil, gas and mineral rights have been previously reserved or conveyed.
2. Easements and rights-of-way that are necessary for the enjoyment rights of any owner within Pine Tree Estates.
3. Rights, conditions, covenants, reservations, restrictions and exceptions filed of record.
4. Said lands shall be subject to the following covenants:

A. Said land shall be used for residential purposes only and multifamily buildings shall not be permitted. No building erected on said land shall be erected nearer than thirty feet to any boundary along a road, or nearer than twenty-five (25) feet to any of the other boundary lines of said tract. For the purpose of this covenant, eaves, steps and open porches shall be considered as part of the building. No tract is to be resubdivided into smaller tracts than 2.5 acres.

B. No main residential structure shall be permitted on any tract, the habitable floor space of which, exclusive of basements, porches and garages is less than 600 square feet. There shall be no temporary buildings on any tract for over 30 days unoccupied. Temporary dwellings may be lived in for up to one year only during construction of permanent dwelling.

C. No animals or poultry shall be kept on said lands except ordinary household pets belonging to the household. Other animals such as horses, cows, poultry may be kept only with the prior written permission of Kiamichi Wilderness, Inc. it's assigns or successors.

D. Once construction shall have been initiated on any structure, including walls, fences, residences, ancillary buildings or other structure, construction of that particular structure, wall, fence, residence, ancillary building, or other structure shall be completed within one (1) year of the time such construction was initiated.

E. No sewerage disposal system, sanitary system, cesspool, or septic tank shall be constructed, altered, or allowed to remain or be used in any tract unless fully approved as to design, capacity, location and construction by all proper public health agencies of The State of Oklahoma and the County of Pushmataha and also by Kiamichi Wilderness, Inc. it's assigns or successors.

F. Said land shall not be occupied or used for any commercial or business purposes nor for any noxious or offensive activity and nothing shall be done or permitted to be done on said land which is a nuisance or might become a nuisance to the owner or owners of any of surrounding lands including the disposal of trash and litter of any kind.

G. Enforcement of these covenants shall be by proceedings at law or in equity to restrain violations or to recover damages against any person or persons violating or attempting to violate any covenant.

Signed and delivered this 8 day of March, 19 77



Kiamichi Wilderness, Inc.

By: Si Rickman  
Si Rickman, President

Lindsey, Secretary/Treasurer

### INDIVIDUAL ACKNOWLEDGMENT

(Oklahoma Form)

STATE OF Texas County of Dallas, ss:

On this 8 day of March, A.D. 19 77 before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Si Rickman, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires 6/1/77

L. Lindsey  
L. Lindsey

Notary Public.

Corrected Copy

TRACT 2:

EXHIBIT "1"

Legal Description:

All of lots 1 to 12 inclusive, and the SE/4 of Section 1;  
 and  
 Lots 5, 6, 7, 8 and 9 and the South 20 acres of Lot 10 and the Northwest  
 10 acres of Lot 10 and Lots 11 and 12 and the S/2 of Section 2;  
 and  
 W/2 and W/2 of NE/4 and SE/4 of NE/4 and E/2 of SE/4 of Section 11;  
 and  
 E/2 and SW/4 of Section 12;  
 and  
 All of Section 13;  
 and  
 W/2 and E/2 of E/2 of Section 14;  
 and  
 The N/2 of NE/4 and SE/4 of NE/4 and S/2 of SW/4 of NE/4 and NW/4 of SW/4  
 of NE/4 and NW/4 and NW/4 of SW/4 and N/2 of SW/4 of SW/4 and SW/4 of SW/4  
 of SW/4 and E/2 of SW/4 and N/2 of SE/4 and E/2 of SE/4 of SE/4 and SW/4 of  
 SE/4 of SE/4 and S/2 of SW/4 of SE/4 and NW/4 of SW/4 of SE/4 of Section 24;  
 and  
 The S/2 of NE/4 and E/2 of NE/4 of NE/4 and E/2 of NW/4 of NE/4 and SW  
 NE/4 of NE/4 and S/2 of NW/4 of NE/4 and E/2 of NW/4 and NW/4 of NW/4  
 and all that part of NW/4 of SW/4 of NW/4 and E/2 of SW/4 of NW/4 lying  
 and being West of center line of Buck Creek and E/2 of SW/4 and SW/4 of  
 SW/4 and SE/4 of Section 25;  
 and  
 W/2 of W/2 and E/2 of NW/4 and W/2 of NE/4 of SW/4 and W/2 of E/2 of NE/4  
 of SW/4 and W/2 of E/2 of E/2 of NE/4 of SW/4 and SE/4 of SW/4 and SW/4  
 of SE/4 and N/2 of NE/4 and N/2 of S/2 of NE/4 of Section 36; All in  
 Township 1 South, Range 15 East;

AND

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Lots 1, 2, 3 and 4 and W/2 of E/2 of SW/4 and S/2 of SE/4 of SE/4 of SW/4 and NE/4 of NE/4 of SW/4; and SE/4 of NW/4 and W/2 of NE/4 of NW/4 and SE/4 of NE/4 of NW/4 and W/2 of NE/4 and SE/4 of NE/4 and N/2 of NW/4 of SE/4 and SE/4 of NW/4 of SE/4 and E/2 of SE/4 of Section 31;

and

Lots 1, 2, 3 and 4 and E/2 of W/2 and NE/4 and N/2 of SE/4 and SW/4 of SE/4 and S/2 of SE/4 of SE/4 of Section 30; All in Township 1 South, Range 16 East;

AND

SW/4 of NW/4 and N/2 of NW/4 of SW/4 and SW/4 of NW/4 of SW/4 of Section 5;

and

Lot 1 and Lots 3 to 7 inclusive and S/2 of SW 10 A of Lot 2 and SE/4 of NW/4 and E/2 of SW/4 and S/2 of NE/4 and SE/4 of Section 6;

and

Lots 2 and 4 and E/2 of W/2 and SE/4 of NE/4 of Section 7;

and

E/2 of NW/4 and E/2 of W/2 of NW/4 and SW/4 of SW/4 of NW/4 and N/2 of NW/4 of SW/4 and S/2 of NE/4 of SW/4 and NW/4 of NE/4 of SW/4; and N/2 of SE/4 of SW/4 and SE/4 of SE/4 of SW/4 and SW/4 of SE/4 and S/2 of NW/4 of SE/4 of Section 16;

and

NW/4 of NE/4 of NE/4 and W/2 of NE/4 and W/2 of SE/4 of NE/4 and N/2 of NW/4 and SW/4 of NW/4 and W/2 of NW/4 of SW/4 and SW/4 of SW/4 and NE/4 of NE/4 of SW/4 and S/2 of SW/4 of SE/4 and NE/4 of SW/4 of SE/4 and N/2 of SE/4 of SE/4 and SW/4 of SE/4 of SE/4 and S/2 of NE/4 of SE/4 of Section 17

and

NE/4 and Lot 2 and E/2 of SW/4 and N/2 of N/2 of NW/4 of SE/4 and NE/4 of SE/4 and N/2 of SE/4 of SE/4 and SE/4 of SE/4 of SE/4 and N/2 of SW/4 of SE/4 of SE/4 and S/2 of NW/4 of SW/4 of SE/4 and SW/4 of SW/4 of SE/4 of Section 18

and

a Tract of land in Lot 1 described as follows: Beginning at the Northwest corner of said Lot 1; thence running South along the West boundary thereof a distance of 907.5 feet; thence due East to a point on the East boundary of said Lot 1; thence North a distance of 247.5 feet; thence West a distance of 660 feet; thence North a distance

*Pushmataha County Abstract Co.*

BONDED ABSTRACTERS  
ANTLERS, OKLAHOMA

of 660 feet to a point on the North boundary of said Lot 1; thence West to the point of beginning;

and

the South 28.35 acres of Lot 3 and the North 17.19 acres of Lot 4 and E/2 of SE/4 of SW/4 and NW/4 of SE/4 of SW/4 and E/2 of NE/4 of SW/4 and W/2 of NW/4 of SE/4 and E/2 of NE/4 of SE/4 and SW/4 of NE/4 of SE/4 and NW/4 of SW/4 of NE/4 and NW/4 of NW/4 of NE/4 and NE/4 of NW/4 and W/2 of SE/4 of NW/4 of Section 19;

and

W/2 of NE/4 of NW/4 and SW/4 of NW/4 and N/2 of SE/4 of NW/4 and W/2 of SW/4 of SE/4 of NW/4 and E/2 of SE/4 of SE/4 of NW/4 and N/2 of N/2 of SW/4 and NW/4 of NW/4 of SE/4; and E/2 of SW/4 of NE/4 of SW/4 and SE/4 of NE/4 of SW/4 and SW/4 of NW/4 of SE/4; and W/2 of SW/4 of SW/4 and W/2 of E/2 of SW/4 of SW/4 and SE/4 of SE/4 of SW/4 of SW/4 and SW/4 of SW/4 of SE/4 of SW/4 of Section 20;

and

Lots 1 and 2 and E/2 of NW/4 of Section 30; All in Township 2 South, Range 16 East;

PUSHMATAHA COUNTY, STATE OF OKLAHOMA.

*Pushmataha County Abstract Co.*  
BONDED ABSTRACTERS  
ANTLERS, OKLAHOMA