

AFTER RECORDING RETURN TO:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
15 North Main Street
Temple, Texas 76501-7629

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CORRECTION WARRANTY DEED

Effective Date: SEPTEMBER 22, 1993

Grantor (whether one or more): ANNE O. BROADY, EXECUTRIX OF THE ESTATE OF HENRY V. BROADY

Grantor's Mailing Address (including county): C/O P. O. Box 1904; Belton, Texas 76513-1904 (Bell County)

Grantee (whether one or more): WOODLAKE PROPERTY OWNER'S ASSOCIATION, SECTION ONE, INC., a Texas corporation

Grantee's Mailing Address (including county): P. O. Box 1904; Belton, Texas 76513-1904 (Bell County)

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid to Grantor by Grantee and for which no lien, either express or implied, is retained.

Property (including any improvements): Property in Bell County beginning at a 3/8" iron rod found at the northwest corner of a tract of land described in a deed to Jay Burnett recorded in Volume 2708, Page 666, Deed records of said county, also being on the west right of way of Bluebridge Drive:

Property consists 214.83 feet along north line of said Burnett tract to the POINT OF BEGINNING and containing 0.95 Acre of land, set forth by the legal description attached as Exhibit "A";

together with, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise) all right, title and interest, if any, of Grantor as owner of the Property, but not as owner of any other property, in and to, (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all mineral rights and interests of Grantor relating to said real property (present or reversionary); and (vi) any and all rights to the present or future use of wastewater, wastewater

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capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (viii) all right, title, and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

Reservations from and Exceptions to Conveyance and Warranty: *Exceptions:* Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, if any; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; all zoning laws, regulations and ordinances of applicable governmental authorities; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any County Water Improvement District, Municipal Utility District or similar governmental or quasi-governmental agency; taxes for the year 2011, the payment of which Grantee assumes, and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes; existing building and zoning ordinances and environmental regulations; and rights of parties in possession.

Grantor, for the Consideration and subject to the Reservations from and 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, or assigns forever. Grantor 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 Reservations from and Exceptions to Conveyance and Warranty.

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

By acceptance of this deed, Grantor and Grantee acknowledge that Baird, Crews, Schiller & Whitaker, P.C. ("BCSW") (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title to the Property but has prepared this deed based on information and documents furnished to BCSW, and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

WOODLAKE PROPERTY OWNER'S ASSOCIATION,
SECTION ONE, INC., a Texas corporation

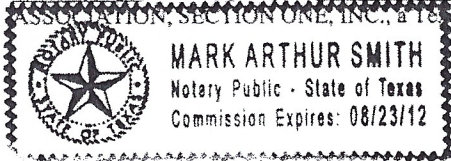
By: Keith P. Lee
Printed Name: KEITH P. LEE
Title: PRESIDENT, Woodlake Property Owners Association, Section One, Inc.

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ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on Nov. 23rd, 2011, by
Keith P. Lee, in his capacity as PRESIDENT of WOODLAKE PROPERTY OWNER'S
ASSOCIATION, SECTION ONE, INC., a Texas corporation, on behalf of said corporation.



Mark Arthur Smith
NOTARY PUBLIC

This Warranty Deed has been corrected and is being refiled as a Correction Warranty Deed to take the place of the deed as it is recorded in Volume 3038, Page 568, of the Official Public Records of Real Property of Bell County, Texas. As originally executed and filed, the Grantee was named WOODLAKE PROPERTY OWNER'S ASSOCIATION, INC. The correct name of the Grantee is WOODLAKE PROPERTY OWNER'S ASSOCIATION, SECTION ONE, INC., a Texas corporation. In all other respects, this Correction Warranty Deed is the same as the original Warranty Deed.

PREPARED IN THE LAW OFFICE OF:
pls / stb
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: THOMAS C. BAIRD
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com

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FIELD NOTES
0.95 ACRES
H. TONGATE SURVEY
ABSTRACT 128
BELL COUNTY, TEXAS

EXHIBIT "A"

Being all that certain tract of land situated in the H. Tongate Survey, Abstract 128, Bell County, Texas, and being a part of a tract of land described in a deed to Henry V. Broady and Anne O. Broady recorded in Volume 1371, Page 714, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the northwest corner of a tract of land described in a deed to Jay Burnett recorded in Volume 2708, Page 616, Deed Records of said county:

THENCE N 17° 24' 18" E - 202.85 feet to a 1/2" iron rod set for a corner;

THENCE S 72° 38' 42" E - 195.46 feet to a 1/2" iron rod set on the west line of Cliffs of Woodlake, recorded in Cabinet B, Slide 281-A, Plat Records of Bell County, Texas;

THENCE S 11° 55' 57" W - 203.36 feet (Record S 13° 12' 18" W) to a 3/8" iron rod found at the northeast corner of said Burnett tract;

THENCE N 72° 42' 25" W - 214.83 feet (Record S 72° 16' 06" E) along the north line of said Burnett tract to the POINT OF BEGINNING and containing 0.95 Acre of Land.

Norman E. Owing RPLS 4029
June 25, 1937
File No. 7185



**** Electronically Filed Document ****

Bell County, Tx
Shelley Coston
County Clerk

Document Number: 2011-43049
Recorded As : ERX-RECORDINGS

Recorded On: December 14, 2011
Recorded At: 11:12:07 am
Number of Pages: 5
Book-VI/Pg: Bk-OR VI-8012 Pg-196
Recording Fee: \$23.00

Parties:

Direct- BROADY ANNE O
Indirect- WOODLAKE PROPERTY OWNERS ASSOCIATION SECTI

Receipt Number: 122174
Processed By: Melissa Yoder

(Parties listed above are for Clerks reference only)

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property
Records in Bell County, Texas

Shelley Coston
Bell County Clerk

A handwritten signature in cursive script that reads "Shelley Coston".