

RECORDING REQUESTED BY:

COMMONWEALTH LAND TITLE
COMPANY

96 - 689109

WHEN RECORDED MAIL TO:

WHITEBIRD, INC
301 COMMERCE STREET. #3000
FORTH WORTH, TX 76102

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10:01 AM MAY 02 1996

SPACE ABOVE LINE FOR RECORDERS USE ONLY

FEE \$ 37⁰⁰ P

SURVEY MONUMENT FEE \$10. CODE 99 //

GRANT DEED

(TITLE OF DOCUMENT)

TRANSFER TAX
NOT A PUBLIC RECORD

2561-007-012 AND ET AL
APN: SEE ATTACHED LIST



Commonwealth.
Land Title Insurance Company

TITLE ORDER NO.: 1605712-20

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

Whitebird, Inc.
301 Commerce Street, #3000
Forth Worth, TX 76102

Order No. 1605712-20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 50664

Grant Deed

A.P.N. see attached listing

The undersigned grantor(s) declare(S):

Documentary transfer tax is \$

TRANSFER TAX
NOT A PUBLIC RECORD

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Guillermo (Bill) Morgan

hereby GRANT(S) to

Whitebird, Inc., a Nevada Corporation

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as

That portion of Lot 203 of the Western Empire Tract, as per map recorded in Book 18, Pages 162 and 163 of Maps, in the office of the County Recorder of said County,
MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated April 30, 1996

State of California)
County of Los Angeles) S.S.

On April 30, 1996 before me, the undersigned

, personally appeared

Guillermo (Bill) Morgan**

Signature of Grantor

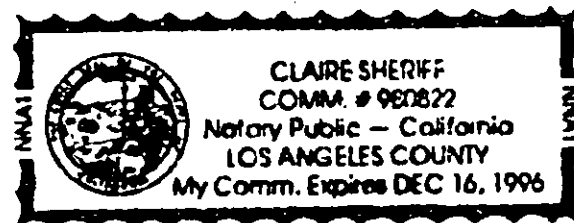
Guillermo "Bill" Morgan
Guillermo (Bill) Morgan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/it~~ executed the same in his/~~her/its~~ authorized capacity(ies), and that by his/~~her/its~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Claire Sheriff



(This area for official notarial seal)

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689109

MAIL TAX STATEMENTS TO, Same As Above

Assessor's Tax Parcel
Numbers

	2561-007-012		2561-033-003
	2562-008-006		2562-004-009
	2561-007-007		2562-004-011
	2561-033-002		2562-005-003
1	2401-032-008		2562-005-004
	2401-032-003		2562-005-006
	2401-032-005		2562-005-007
	2401-032-006		2561-009-005
	2401-032-007		2561-009-006
			2561-009-010
			2561-009-012
			2561-009-016
			2545-018-004
			2546-010-009
			2561-007-013
		2	2545-018-002
			2546-010-005
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EXHIBIT "A"

PARCEL 1:

That portion of Lot 203 of the Western Empire Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Pages 162 and 163 of Maps, in the office of the County Recorder of said County, lying Westerly of a line described as follows:

Beginning at the Southwest corner of Lot 200 of said Western Empire Tract; thence South 1928.42 feet to the intersection with the South line of Rancho Tujunga, as shown on map recorded in Book 1, Page 561, of Patents, said point of intersection being on a direct line between Stations 13 and 14 of said Rancho Tujunga.

EXCEPT those portions of said Lot 203, within the 150 foot right of way of the Southern California Edison Company, Ltd., described in Certificate No. GP-62886, on file in the office of the Registrar of Titles of said County.

ALSO EXCEPT THEREFROM, that portion of said land included within the land as described in Parcel 47831-I, in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. NC C-87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

ALSO EXCEPT therefrom that portion of Lot 203 lying Southwesterly of the Northeasterly line of the land described in Parcel 47831-I in the Final Decree of Condemnation entered in Los Angeles County Superior Court Case No. NC C-87878, a certified copy of which was recorded May 5, 1976 as Instrument No. 2743, Official Records of said County.

PARCEL 2:

Those portions of Lots 2 and 7 of Fractional Section 24, Township 2 North, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the Official Plat thereof, described as a whole as follows:

Beginning at the most Southerly corner of Lot 236 of the Hillhaven Tract, as per map recorded in Book 72, Pages 48 and 49 of Maps, in the office of the County Recorder of said County, said most Southerly corner being also an angle point in the boundary of said Hillhaven Tract; thence along said boundary South 39° 20' 0" West 122.37 feet to an angle point therein; thence continuing along said boundary, South 2° 05' 00" East 62.00 feet to a point, said point to be known as Point "A" for the purposes of this description only; thence continuing along said boundary, South 2° 05' 00" East 30.49 feet; thence leaving said boundary on a line parallel with and distant Southerly 30.00 feet, measured at right angles, from a line which leaves a point in the Westerly line of said Lot 7, distant Northerly

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thereon North 0° 29' 30" West 1542.00 feet from the Southwest corner of said Lot 7 and passes through the said Point "A", North 81° 48' 30" West 149.33 feet; thence South 26° 53' 05" West 617.26 feet; thence South 76° 47' 30" East 210.00 feet; thence North 86° 12' 30" East 434.42 feet to the Westerly boundary of the property described in Certificate of Title No. IN-77773, on file in the office of the Registrar of Title of said County; thence along said Westerly boundary South 9° 00' 00" West 211.11 feet to an angle point therein; thence continuing along said Westerly boundary South 7° 55' 00" East 59.57 feet to the intersection with a line parallel with and distant Southerly 80.00 feet measured at right angles from that certain course hereinabove described as having a bearing and length of North 86° 12' 30" East 434.42 feet and the Easterly prolongation thereof, said intersection being the true point of beginning for this description; thence along said parallel line South 86° 12' 30" West to the intersection with the Southwesterly prolongation of that certain course hereinabove described as having a bearing and length of South 26° 53' 05" West 617.26 feet; thence along said prolongation and said last mentioned certain course North 26° 53' 05" East to said first mentioned parallel line; thence along said first mentioned parallel line South 81° 48' 30" East 149.33 feet to said boundary of the Hillhaven Tract; thence along said boundary of the Hillhaven Tract, North 2° 05' 00" West 30.49 feet to said last line hereinabove described as passing through said Point "A"; thence along said line to said point in the Westerly line of said Lot 7, distant thereon North 0° 29' 30" West 1542.00 feet from the Southwest corner thereof; thence along the Westerly and Southeasterly lines of said Lot 7, South 0° 29' 30" East 1542.00 feet and North 67° 19' 30" East 1432.37 feet to said Westerly boundary of the land described in said Certificate of Title; thence along said Westerly boundary North 7° 55' 00" West 175.50 feet to the true point of beginning.

NOTE: The above described property is shown on a Licensed Surveyor's Map filed in Book 18, Page 39 of Record of Surveys, records of said County.

PARCEL 3:

That portion of Lot 203 of the Western Empire Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Pages 162 and 163 of Maps, in the office of the County Recorder of said County, lying Easterly of a line commencing at the Southeast corner of Lot 200 of said Western Empire Tract; thence South 1913.79 feet to the intersection with the South line of Rancho Tujunga, shown on map recorded in Book 1, Page 561, of Patents, said point of intersection being on direct line between Stations 13 and 14 of said Rancho Tujunga.

EXCEPT THEREFROM, that portion of said lot within the 150 foot right of way of the Southern California Edison Company, Ltd., described in Certificate No. GP-62886, on file in the office of the Registrar of Titles of Los Angeles County.

ALSO EXCEPT, that portion described as follows:

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Beginning at the Northeast corner of said lot; thence Southerly along the Easterly line of said lot, 566.94 feet to the Northeasterly line of the 150 foot right of way of the Southern California Edison Company, Ltd., described in Certificate No. GP-62886, on file in the office of the Registrar of Titles of Los Angeles County; thence along said Northeasterly line, North 72° 19' 05" West 362.53 feet; thence North 9° 57' 18" East 290.27 feet to the beginning of a curve concave Southerly and having a radius of 130 feet and a radial line to said point bears North 37° 17' East; thence Westerly along said curve, an arc distance of 95.03 feet; thence South 85° 22' West 176.53 feet to the beginning of a tangent curve concave Northerly and having a radius of 240 feet; thence Westerly along said curve 83.78 feet; thence North 74° 38' West 18.33 feet to the Westerly line of the land described in the deed to Yves Mevel and wife, recorded on September 14, 1954 as Instrument No. 656, in Book 45565, Page 309, Official Records; thence Northerly along said Westerly 141.26 feet to a point in the Northerly line of said Lot 203; thence Easterly along said Northerly line 661.04 feet to the point of beginning.

PARCEL 4:

Lot 1 of Section 26, Township 2 North, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office on July 18, 1904.

EXCEPT the East 150 feet thereof.

ALSO EXCEPT THEREFROM that portion thereof described as Parcel 11A, as condemned by Final Decree entered in Case No. 729135, Superior Court, a certified copy thereof being recorded in Book D2294, Page 326, Official Records.

ALSO EXCEPT THEREFROM that portion thereof lying Southerly of the Southerly line of that certain strip of land 84 feet wide described in deed to the City of Los Angeles, recorded on February 8, 1958, in Book D5, Page 675, Official Records.

PARCEL 5:

Lot 5 of Section 24, Lot 1 of Section 25 and the East 150 feet of Lot 1 of Section 26, Township 2 North, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the Official Plat thereof.

ALSO EXCEPT THEREFROM that portion of said land included within the land as described in Parcel 47827-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. NC C 87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

PARCEL 6:

Lots 2 and 3 the North half of the Southwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of the Southwest quarter; all in Fractional Section 23, Township 2 North, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the Official Plat thereof.

EXCEPT from the said Lot 3 and the Northeast quarter of the Southeast quarter of the Southwest quarter of said Section, that portion thereof, described as follows:

Beginning at a point in the West line of said Northeast quarter of the Southeast quarter of the Southwest quarter, distant North 1° 5' 30" East 29.10 feet from the Southwest corner thereof; thence North 44° 34' 30" East, 368.20 feet to a 1 inch iron pipe; thence North 31° 55' 30" East 154 feet to a 1 inch iron pipe; thence North 24° 47' 30" West, 314.10 feet to a 1 inch iron pipe; thence North 89° 9' West 195.24 feet to a point in the Northerly prolongation of the Westerly line of the said Northeast quarter of the Southeast quarter of the Southwest quarter; thence along said line, South 1° 5' 30" West, 681.13 feet to the point of beginning.

ALSO EXCEPT THEREFROM, that portion of said land included within the land as described in Parcel 47637-1 (amended) in the Final Decree of Condemnation, entered in the Los Angeles County Superior Court, Case No. NC C 87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

ALSO EXCEPT THEREFROM, that portion of said Lot 3 included within the land as described in Parcel 263 in the Final Decree of Condemnation, entered in Los Angeles Superior Court, Case No. C 994078, a certified copy of which was recorded April 20, 1976 as Instrument No. 2371, in Book D7048, Page 173, of Official Records of said County.

PARCEL 7:

That portion of Lot 64 of the West portion of Tujunga Ranch, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 29 Page 50 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Easterly line of said Lot 64, said point being the Southeast corner of Lot 4072 of Tract 3923, as per map recorded in Book 44 Page 49 of Maps, in the office of the County Recorder of said County; thence in a general Westerly direction along the general Southerly line of said Tract 3923, to a point in the Southerly line of Lot 4056 of said Tract 3923, marked by a three fourths inch iron pipe which bears North 78° 44' West 30.12 feet, from the Southeast corner of said Lot 4056, said point also being the

Northeasterly corner of the land described in Certificate of Title No. MQ-4838 on file in the office of the registrar of title of said county; thence in a general Southerly direction along the Easterly boundary of said land in said Certificate of Title No. MQ-4838, the following courses and distances, South $13^{\circ} 40'$ West 151.72 feet; South $26^{\circ} 43'$ West 224.74 feet; South $21^{\circ} 41'$ East 436.72 feet; South $36^{\circ} 26'$ West 143.51 feet; South $19^{\circ} 16'$ West 170 feet; South $24^{\circ} 31'$ West 133.52 feet; South $20^{\circ} 54'$ West 167 feet and South $52^{\circ} 47'$ West 41.10 feet to the most Easterly Northeast corner of the land described in Certificate of Title No. SE-48274 and 5 on file in the office of the registrar of title of said county; thence Southerly and Southwesterly along the Southeasterly line of said land described in said Certificate No. SE-48274 and 5 the following courses and distances, South $43^{\circ} 04'$ East 16.93 feet to a brass cap in concrete marked for triangulation point of Los Angeles County; South $23^{\circ} 02'$ West 152.45 feet; South $38^{\circ} 02'$ West 125.43 feet; South $18^{\circ} 01'$ West 243.09 feet; South $67^{\circ} 21'$ West 119.48 feet; South $29^{\circ} 41'$ West 196.45 feet and South $54^{\circ} 38'$ West 105.07 feet to the Southwesterly line of the land described in Certificate of Title No. EW-49468 on file in the office of the registrar of title of said county; thence along said last mentioned Southwesterly line, South $21^{\circ} 29' 20''$ East 2665.24 feet, more or less to the Southerly line of said Lot 64; thence North $87^{\circ} 00'$ East along said Southerly line 6.94 chains to the Southeast corner of said Lot 64; thence North along the East line of said Lot 64, to the Southeast corner of the land described in Certificate of Title No. XX-96488 on file in the office of the registrar of title of said county;; thence Westerly along the Southerly line of said last described land 120 feet to the Southwest corner of said land; thence Northerly along the Westerly line of said land 120 feet to the Northwest corner of said land; thence Easterly along the Northerly line of said land 120 feet to the Easterly line of said Lot 64; thence Northerly along said last mentioned Easterly line to the point of beginning.

EXCEPT therefrom that portion, described as follows:

Beginning at a point in the Easterly line of said Lot 64, distant Southerly thereon 186.36 feet from the Southeasterly corner of Lot 4072 of Tract 3923, in Book 44 Page 49 of Maps, in the office of the County Recorder of said County; thence continuing Southerly along said Easterly line 258.02 feet, to the Northerly line of the land described in Certificate of Title XX-96488 on file in the office of the registrar of titles of said county; thence along said Northerly line South $89^{\circ} 25' 18''$ West 63.85 feet to a point on a curve concave Westerly and having a radius of 50 feet, a radial line to said point bears North $83^{\circ} 12' 03''$ East; thence Northerly along said curve, an arc distance of 32.34 feet to the beginning of a reverse curve concave Easterly and having a radius of 98.18 feet; thence Northerly along said curve, an arc distance of 67.69 feet; thence North $4^{\circ} 15' 35''$ West 28.71 feet; thence North $5^{\circ} 55' 10''$ East 97.92 feet to the beginning of a tangent curve concave Southerly and having a radius of 50 feet; thence Northerly and Easterly along said curve, an arc distance of 95.23 feet; thence South $89^{\circ} 06' 05''$ East 17.40 feet to the point of beginning.

ALSO EXCEPT therefrom a strip of land, 150 feet in width, as conveyed to the Southern California Edison Company, Ltd., a corporation, by Document No. 195130 filed September 27, 1930 in the office of the registrar of titles of Los Angeles County, and entered on Certificate No. GP-62888 and shown on Licensed Surveyor's Map filed in Book 30 Page 15

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and in Book 41 Page 15, Record of Surveys, in the office of the County Recorder of said County.

ALSO EXCEPT therefrom that portion of said land included within the land as described in Parcel 47826-1 and 47833-1 in the final decree of condemnation entered in the Los Angeles County Superior Court Case No. NC C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D-7065 Page 531, Official Records of said County.

ALSO EXCEPT therefrom that portion of Lot 64 lying Northeasterly of the Southwesterly line of said land included within the land described in Parcel 47826-1 and 47833-1 in the final decree of condemnation entered in the Los Angeles Superior Court Case No. C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, Official Records of said County.

PARCEL 8:

The North one-half of Lot 96 of The Monte Vista Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6 Page 324 of Miscellaneous Records, in the office of the County Recorder of said County, and that portion of the highway vacated by order of the Board of Supervisors in road book 13 Page 44, adjoining said lot on the East and North and lying Westerly of the Western Empire Tract, as per map recorded in Book 18 Page 162 of Maps, and lying Southerly of the center line of said highway adjoining said lot on the North.

EXCEPT therefrom that portion of said land included within the land as described in Parcel 47826-1 in the final decree of condemnation entered in the Los Angeles County Superior Court Case No. LNC C87878, a certified copy of which was recorded May 3, 1976, as Instrument No. 2743, in Book D-7065 Page 531, Official Records of said County.

PARCEL 8A:

An easement for street and highway purposes, 60 feet wide, and being 30 feet on each side of a center line running Westerly from Sherman Grove Avenue, parallel with and 30 feet Northerly of the Northerly boundary of the Southerly half of Lot 63 of Monte Vista Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6 Pages 324 and 325 of Maps, in the office of the County Recorder of said County, until said center line intercepts the center line of an easement described in as Document No. 9603-Y filed in the office of the registrar of titles of Los Angeles County on July 5, 1938 and entered on Certificate No's. GK-61289 and IL-77248, said center line thence continues along the center line of said easement following its various courses to the Easterly boundary line of Lot 64 of the West portion of Tujunga Ranch; thence 30 feet wide, lying on the Southerly and Easterly side of the center line of the aforementioned easement to the Northerly boundary of that certain property, described in Certificate of Title No. XX-96488 on file in the office of the registrar of titles of Los Angeles County.

PARCEL 9:

An easement 60 feet wide, for street and highway purposes over that portion of Lot 64 of the West portion of Tujunga Ranch, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 29 Page 50 of Miscellaneous Records, in the office of the County Recorder of said County, lying adjacent to and Westerly of the East line of said lot and North of and adjacent to the property described in Certificate of Title No. KX-96486 on file in the office of the registrar of title of Los Angeles County, and extending Westerly to the center line of the right of way shown on Document No. 9603-Y filed on July 5, 1938, shown on Certificate No's. GK-61219 and XL-77248 in the office of the registrar of titles of Los Angeles County.

PARCEL 10:

That portion of Lot 64 of the West portion of Tujunga Ranch, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 29 Pages 51 and 52 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the most Westerly corner of Tract 3923, as per map recorded in Book 44 Pages 49 and 50 of Maps, thence along the Southerly lines of said Tract 3923, the following courses and distances:

South 65° 50' East 42.96 feet; South 61° 50' East 31.44 feet; South 56° 50' East 30.72 feet; South 49° 50' East 30.13 feet; South 44° 50' East 30.00 feet; South 36° 50' East 30.27 feet; South 34° 04' East 30.50 feet; South 75° 19' East 224.73 feet along a curve concave to the Northeast and having a radius of 15 feet, a distance of 26.20 feet; South 4° 37' West 184.86 feet; North 54° 33' East 39.20 feet; South 4° 37' West 184.86 feet; North 54° 33' East 39.20 feet; North 67° 42' East 33.64 feet and South 85° 50' East 67.16 feet to the most Northerly corner of the land described in Certificate of Title No. MQ-4838 on file in the office of the registrar of titles of said county, marked on a three fourths inch iron pipe in the Southerly line of said Tract 3923; thence along the Northerly, Westerly, Southwesterly and Southerly lines of said land the following courses and distances:

South 52° 31' West 224.13 feet to a three fourths inch iron pipe;
 South 37' 48" West 122.20 feet to a three fourths inch iron pipe;
 South 50° 00' West 119.74 feet to a three fourths inch iron pipe;
 South 54° 31' West 336.86 feet to a three fourths inch iron pipe;
 South 14° 40' East 190.15 feet to a three fourths inch iron pipe;
 South 9° 23' West 269.16 feet to a three fourths inch iron pipe;
 South 43° 25' East 157.22 feet to a three fourths inch iron pipe;
 South 73° 44' East 213.29 feet to a three fourths inch iron pipe;
 South 61° 12' East 108.11 feet to a three fourths inch iron pipe;
 South 33° 21' East 101.71 feet to a three fourths inch iron pipe;
 South 13° 16' East 169.49 feet to a three fourths inch iron pipe;
 South 38° 04' East 132.79 feet to a three fourths inch iron pipe;
 South 65° 39' East 91.24 feet to a three fourths inch iron pipe; and

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North 63° 00' East 191.65 feet to a two inch pipe; thence South 43° 04' East 16.93 feet to a brass cap in concrete, marked for triangulation point of Los Angeles County; thence South 23° 02' West 152.45 feet; thence South 34° 02' West 125.43 feet; thence South 18° 01' West 243.09 feet; thence South 67° 21' West 119.48 feet; thence South 29° 41' West 196.45 feet; thence South 54° 38' West 105.87 feet to the Southwesterly line of the land described in Certificate of Title No. EW-49468 on file in the office of said registrar of title; thence along last mentioned Southwesterly line, North 21° 24' 20" West 972.68 feet to the Southerly line of the land described in Certificate of Title No. MC-66701 on filed in the office of said registrar of titles; thence along last mentioned Southerly line South 72° 23' 10" East 21.57 feet to the Southeasterly corner of last mentioned land; thence along the Easterly line of last mentioned land, North 21° 11' 50" West 390.35 feet to the Westerly line of said land described in Certificate of Title No. EW-49468; thence along last mentioned Westerly line North 2° 44' 02" East 1221.31 feet to a point in the Southwesterly prolongation of the Northwesterly line of said Tract 3923; distant Southwesterly thereon 226.71 feet from a two inch iron pipe at the most Westerly corner of said Tract 3923; thence North 45° 34' East 226.91 feet to the point of beginning.

EXCEPT the right o way of the Southern California Edison Company, Ltd., 150.00 feet wide, as described in Certificate of Title No. GP-62888 on file in the office of said registrar of titles and shown on map filed in Book 31 Page 15 Record of Surveys, and also in Book 30 Page 15 Record of Surveys.

ALSO EXCEPT therefrom that portion of said land included within the land as described in Parcel 47826-2, in the final decree of condemnation entered in the Los Angeles County Superior Court Case No. NC C 87878, a certified copy of which was recorded May 3, 1976, as Instrument No. 2743, in Book D-7065 Page 531, Official Records of said County.