

RELEASE OF LIEN

THE STATE OF TEXAS
COUNTY OF BANDERA

That in consideration of the payment in full according to the face and tenor thereof, of certain promissory note dated August 30, 2002, in the original principal sum of \$66,350.00, executed by TODD DALE VOLLMER AND JULIE CARIN BOWMAN, payable to the order of SWBC MORTGAGE CORPORATION

Described in a certain Deed of Trust executed by TODD DALE VOLLMER AND JULIE CARIN BOWMAN to SWBC MORTGAGE CORPORATION dated August 30, 2002 and recorded September 3, 2002, in Volume/Book 00598 Page 00783 Document 0132819, Real Property Records of BANDERA County, Texas.


JPMORGAN CHASE BANK, N.A. as assignee of the above described Deed of Trust is the current holder of said note, and does hereby release its Deed of Trust lien by said instrument to exist upon the following described property, to secure payment of said note, via:

See exhibit A attached

IN WITNESS WHEREOF, the said Corporation has caused these present to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation.

This December 1, 2010
1/4 2

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR IN INTEREST FROM THE FEDERAL DEPOSIT OF INSURANCE CORPORATION, AS RECEIVER FOR WASHINGTON MUTUAL BANK FORMERLY WASHINGTON MUTUAL BANK, FA

By: 
Officer: INGRID WHITTY
Title: Vice President



Loan No.: 0056161144

TX10
12/30/09

CORPORATE ACKNOWLEDGEMENT

State of Louisiana
Parish/County of Ouachita

164K
This instrument was acknowledged before me on December 1, 2010 by INGRID WHITTY, Vice President of JPMORGAN CHASE BANK, N.A., on behalf of said corporation.


VICKI C. KNIGHTEN - 54231
Notary Public
Lifetime Commission



Prepared by/Record and Return to:
JOVIE GATPOLINTAN
MAIL: Chase Home Finance LLC
Reconveyance Services
780 Kansas Lane, Suite A
PO Box 4025
Monroe, LA 71203
Min:
Outbound Date: 11/23/10

Loan No.: 0056161144
County of: BANDERA
Investor No.: T31033
Investor Loan No.: 1682925791

MERS Phone, if applicable: 1-888-679-6377

TX10
12/30/09

Loan No: 0056161144

EXHIBIT A

BEING ALL OF LOT NOS. SIX (6) AND SEVEN (7) AND THE EAST ONE-HALF OF LOT NO. EIGHT (8), BLOCK SEVEN (7), PEBBLE BEACH, UNIT 1, A SUBDIVISION SITUATED IN BANDERA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 64, PLAT RECORDS OF BANDERA COUNTY, TEXAS, and being more particularly described in EXHIBIT "A" attached hereto.

0.412 acres consisting of Lots 6 and 7 and 0.082 acres out of Lot 8, Block 7, Pebble Beach, Unit 1 as shown by plat of record in Volume 1 at page 64 of the Plat Records of Bandera County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground in the south right-of-way line of Pebble Beach Rd., the northeast corner of Lot 6, Block 7, Pebble Beach, Unit 1 as shown by plat of record in Volume 1 at page 64 of the Plat Records of Bandera County, Texas and the northwest corner of Lot 5, said Block 7, for the northeast corner of this tract;

Thence S 00°00'00" W with the east boundary line of said Lot 6 and the west boundary line of said Lot 5 a distance of 120.00 feet to an iron bar found set in the ground, the southeast corner of said Lot 6, the southwest corner of said Lot 5, the northwest corner of Lot 14, said Block 7 and the northeast corner of Lot 13, said Block 7, for the southeast corner of this tract;

Thence N 89°35'26" W with the south boundary lines of Lots 6, 7 and 8, said Block 7 and the north boundary lines of Lots 13, 12 and 11, said Block 7 a distance of 150.00 feet to an 1/2" iron bar with an orange Sinclair and Associates cap set in the ground for the southwest corner of this tract;

Thence N 00°12'10" E crossing said Lot 8 a distance of 119.97 feet to an iron bar found set in the ground in the south right-of-way line of Pebble Beach Rd. and the north boundary line of said Lot 8 for the northwest corner of this tract;

Thence S 89°35'58" E with the south right-of-way line of Pebble Beach Rd. and the north boundary lines of said Lots 8, 7 and 6 a distance of 149.58 feet to the point of beginning.

Containing 0.412 acres (17,972 square feet) of land, more or less.

Filed for Record in:
Bandera County

On: Dec 20, 2010 at 09:22A

As a
Recording

Document Number: 00187091

Amount 24.00

Receipt Number - 92544

By,
Tandie Mansfield

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.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the official records of: Bandera County as stamped herein by me.

Dec 20, 2010

Candy Wheeler, County Clerk
Bandera County