

Deed without Warranty

Date: February 3, 2007

Grantor: Dennis R. Haire, Individually and as Trustee
R. Gordon Bond, Trustee
Timothy R. Nolan, Trustee

Grantor's Mailing Address: c/o Dennis R. Haire
1914 Casa Grande
Austin, Texas 78733

Grantee: Lakes Hills Community Association, Inc., a Texas non-profit corporation

Grantee's Mailing Address: P.O. Box 160128
Austin, Texas 78716

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 4, CEBAR RANCH LAKEVIEW ACRES, a subdivision in Travis County, Texas as shown on map or plat of record in Volume 5, Page 43, Real property Records of Travis County, Texas also known as The Westernmost 303 feet of Lot 4, CeBar Ranch, Lakeview Acres, a subdivision in Travis County, Texas, according to the map or plat thereof of record in Plat Book 5, Page 43, of the Plat Records of Travis County, Texas

Reservations from Conveyance: None.

Exceptions to Conveyance:

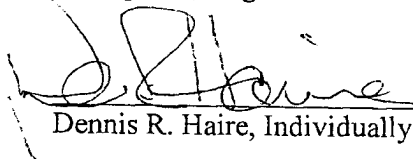
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate that affect the Property.

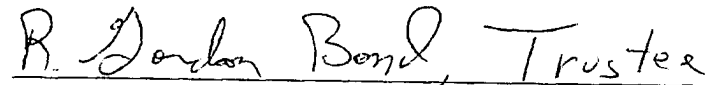
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

EXHIBIT A

This conveyance is intended to include any property interests obtained by after-acquired title.

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


Dennis R. Haire, Individually and as Trustee

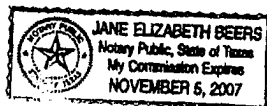

R. Gordon Bond, Trustee

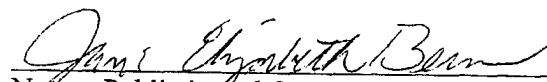

Timothy R. Nolan, Trustee

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3 day of February, 2007
by Dennis R. Haire Individually and as Trustee.

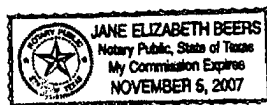


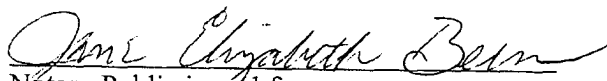

Notary Public in and for
The State of Texas

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3 day of February, 2007
by R. Gordon Bond as Trustee.




Notary Public in and for
The State of Texas

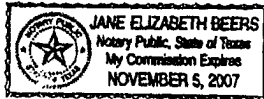
STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 3 day of February, 2007
by Timothy R. Nolan as Trustee.



Jane Elizabeth Beers
Notary Public in and for
The State of Texas

Return:

Bill Duckow, Carmel Hopper
200 West 15th Street - Ste 808
Austin, TX 78701

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Feb 08 11:45 AM 2007022789

CLARKMM \$40.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS