



70 2005 00036100

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202

Instrument Number: 2005-36100

Recorded On: March 30, 2005

As
Warranty Deed

Parties: TRAMMEL ROBERT

To

Billable Pages: 3
Number of Pages: 3

Comment:

**** Examined and Charged as Follows: ****

Warranty Deed	18 00
Total Recording:	18.00

***** 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

File Information:

Document Number: 2005-36100
Receipt Number: 181767
Recorded Date/Time: March 30, 2005 01 00P
User / Station: P Sallee - Cash Station 2

Record and Return To:

MIGUEL PEREZ
2514 WEST JEFFRIES
BURBANK CA 91505



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas

C Mitchell

County Clerk
Denton County, Texas

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public record - - (1) your social security number; or (2) your driver's license number.

WARRANTY DEED

Date: March 23, 2004 (Effective Date)

Grantor: ROBERT TRAMMEL, an unmarried person

Grantor's Mailing Address: (including county)

5867 Park Ave.
Memphis, Tennessee 38119

Grantee: MIGUEL PEREZ and spouse, MATILDE PEREZ

Grantee's Mailing Address: (including county)

2514 West Jeffries Avenue
Burbank, California 91505

Consideration:

TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property: (including any improvements)

Being all of Lot 1, Block 2 of SKILES SUBDIVISION, an Addition to the City of Denton, Denton County, Texas according to the Plat thereof recorded in Vol. 290, Page 425, Plat Records of Denton County, Texas.

Reservations from and Exceptions to Conveyance and Warranty.

This conveyance is made and accepted subject to liens described as part of the consideration and any and all easements, reservations, rights-of-way, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the property is situated, to the extent that same apply to and are enforceable against the subject property and remain in effect. This conveyance is further subject to taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

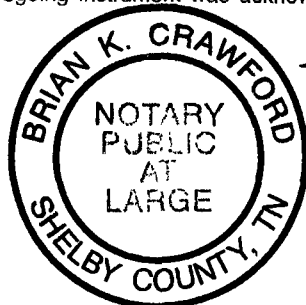
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby 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 warranty.

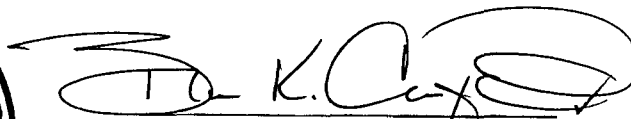
When the context requires, singular nouns and pronouns include the plural and plural nouns and pronouns include the singular.


ROBERT TRAMMEL ✓

STATE OF TENNESSEE
COUNTY OF Shelby

The foregoing instrument was acknowledged before me the 23 March, 2005, by ROBERT TRAMMEL.




Notary Public, State of Tennessee

My Commission Exp. April 15, 2008

After Recording Please Return To:

Mr Miguel Perez
2514 West Jeffries
Burbank, CA 91505

Prepared in the Law Office of:

D Jorge Urbina
P O Box 2536
Denton, Texas 76202