

CF# 853318 -TC

2253

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Revised 10-85.

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WARRANTY DEED WITH VENDOR'S LIEN

92-0016785

Date: February 3, 1992

Grantor: Rosewood Homes Corporation

Grantor's Mailing Address (including county): 17931 Windtop Lane, Dallas County, Texas 75232

Grantee: William Mahomes, Jr. and wife, Pamela J. Mahomes

Grantee's Mailing Address (including county):

4500 Trammel Crow Center
2001 Ross Avenue
Dallas, Texas 75201

Consideration:

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantor herein named, the receipt of which is hereby acknowledged, and the further consideration of one certain Note of even date herewith, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement the said Grantee herein executed such Note of even date herewith for such amount payable to the order of Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which Note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantee herein to Russell L. Tackett, Trustee, reference to which is here made for all purposes; and in consideration of the sum mentioned by the Beneficiary above mentioned, Grantor hereby transfers, sets over, assigns and conveys unto said Beneficiary and assigns the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed in the same manner and to the same extent as if such Note had been executed in Grantor's favor and by said Grantor assigned to the Beneficiary without recourse;

Property (including any improvements):

Lot 54, Block 2/8733 of Bent Tree North No. 3, an Addition to the City of Dallas, Collin County, Texas, according to the Plat thereof recorded in Volume G, Page 750, of the Map Records of Collin County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Easement, Right-Of-Way, and Prescriptive Rights, whether of record or not; all presently recorded restrictions, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary and discrepancies, conflicts or shortages in area or boundary lines; and encroachments or overlapping improvements

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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

GRANTOR:

ROSEWOOD HOMES CORPORATION,
a Texas corporation

By: 

Luc Dauwe, President

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____

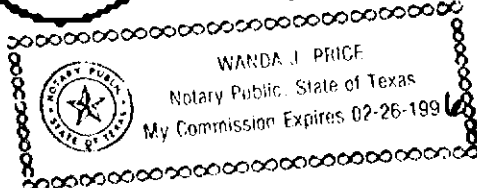
Notary Public, State of Texas
Notary's name (printed):

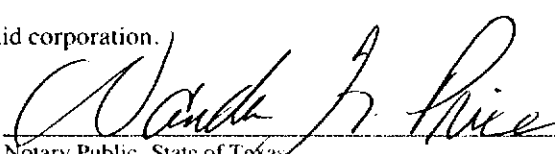
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 25th day of _____, 1992,
by Luc Dauwe
of Rosewood Homes Corporation
a Texas corporation, on behalf of said corporation.




Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

William Mahomes, Esq.
Baker & McKenzie
4500 Trammel Crow Center
2001 Ross Avenue
Dallas, Texas 75201

PREPARED IN THE LAW OFFICE OF:

Jonathan G. Vinson
Regency Plaza
3710 Rawlins Street, Ste. 1100
Dallas, Texas 75219

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.
THE STATE OF TEXAS }
COUNTY OF COLLIN }

I hereby certify that this instrument was FILED in the File Number Sequence
on the date and the time stamped hereon by me: and was duly RECORDED.
in the Official Public Records of Real Property of Collin County, Texas on

1992/03/26 2:47
92-0018786 DD 12.00

COLLIN COUNTY, TX

MAR 26 1992

Helen Starnes

COUNTY CLERK
COLLIN COUNTY TEXAS



Unofficial