



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
(With Third Party Vendor's Lien)

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

THAT
RICHARD E. WEINLAND AND WIFE, SUE M. WEINLAND

, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by JENNIFER COLE AND ADAM COLE, WIFE AND HUSBAND

, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith, in the original principal sum of
Nine Hundred Thirty-One Thousand And No/100

DOLLARS (\$931,000.00), payable to the order of
CRYSTAL CLEAR MORTGAGE, LLC

, hereinafter called "Mortgagee"; said Promissory Note being secured by a Vendor's Lien and the Superior Title herein retained and reserved in favor of Grantor and assigned and conveyed, without recourse, to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **CALVIN C. MANN, JR**, **Trustee**, reference to said Promissory Note and Deed of Trust being hereby made for all purposes;

Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following described real property, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title, and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's heirs or assigns FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators TO WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee and Grantee's heirs and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But it is expressly agreed that Grantor reserves and retains for Grantor, and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the Property until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

WHEREAS, Mortgagee, at the special instance and request of Grantee, having paid to Grantor a portion of

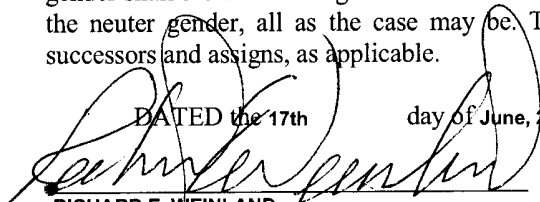


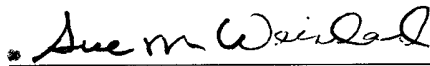
the purchase price of the Property, as evidenced by the above described Promissory Note, Grantor hereby assigns, transfers, conveys and delivers, without recourse, to Mortgagee said Vendor's Lien and Superior Title against said Property to secure the payment of said Promissory Note, and subrogates Mortgagee to all rights and remedies of Grantor in the Property by virtue thereof.

To the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein; ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership; zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk of the County in which said Property is located; and any title or rights asserted by anyone (including, but not limited to, persons, corporations, governments or other entities) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any.

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors and assigns, as applicable.

DATED the 17th day of June, 2011

RICHARD E. WEINLAND


SUE M. WEINLAND

After Recording Return To Grantee
At GRANTEE'S MAILING ADDRESS:

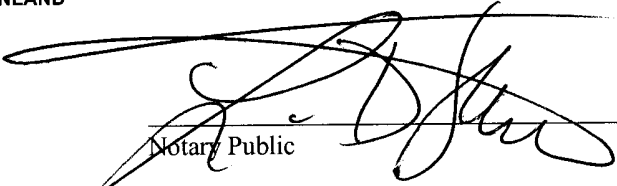
JENNIFER COLE
8503 HAVEN WAY
TOMBALL, TX 77375

ACKNOWLEDGMENTS

The State of TEXAS §

County of MONTGOMERY §

This instrument was acknowledged before me on the 17 day of June, by
RICHARD E. WEINLAND and SUE M. WEINLAND



Notary Public

My commission expires:

Notary's Name (printed)

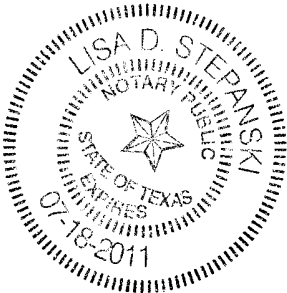


Exhibit "A" Attachment

BEING 2.527 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas and being out of Reserve "C" of Tres Subdivision, map of which is recorded in Cabinet G, Sheet 39A of Montgomery County Map Records (MCMR) and in the name of Bill D'Amico, Trustee as described in deed recorded in Volume 780, Page 643 of Montgomery County Deed Records (MCDR), said 2.527 acres being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the northwest corner of Reserve "A" and the Northeast corner of Reserve "C", Tres Subdivision, in the south line of Lake Conroe Drive, based on a 60' right-of-way;

THENCE S.79°31'15"W., along the north line of Reserve "C" and the south line of Lake Conroe Drive for a distance of 74.36 feet to a 1/2" iron rod found for the beginning of a curve to the right;

THENCE in a westerly direction along the north line of Reserve "C" and the south line of Lake Conroe Drive on a curve to the right having a radius of 494.70 feet for a distance of 209.71 feet to a 1/2" iron rod found for the end of said curve;

THENCE N.76°11'25"W., along the north line of Reserve "C" and the south line of Lake Conroe Drive for a distance of 97.75 feet to a 1/2" iron rod found for the northwest corner of a 2.076 acre tract described in deed to the Torretti Living Trust recorded under film code #715-00-1047 of the Real Property Records of Montgomery County, Texas (RPRMCT) for the northeast corner of and POINT OF BEGINNING of herein described tract;

THENCE S.44°35'46"W., (Torretti Call N.44°35'46"E., 871.14') along the west line of said 2.076 acres for a distance of 871.14 feet to a 1/2" iron rod found for the southwest corner of said 2.076 acres and the southeast corner of herein described tract in the south line of Reserve "C" and the 201 contour line of Lake Conroe, as described in deed recorded in Volume 701, Page 823 MCDR;

THENCE N.73°16'20"W., along the 201 contour line of Lake Conroe and the south line of Reserve "C" for a distance of 97.22 feet to a 1/2" iron rod found for an angle point in same;

THENCE N.83°49'00"W., continuing along the 201 contour line of Lake Conroe and the south line of Reserve "C" for a distance of 106.14 feet to a 1/2" iron rod found for an angle point in same;

THENCE N.34°12'55"W., continuing along the 201 contour line of Lake Conroe and the south line of Reserve "C" for a distance of 74.54 feet to the southwest corner of herein described tract and the southeast corner of Julia Halperin 2.053 acre tract described in deed recorded under film code #645-00-0545 RPRMCT;

THENCE N.69°50'00"E., (Halperin Call S.69°50'00"W., 273.60') leaving the 201 contour line of Lake Conroe and along the east line of said 2.053 acres, at 30.00 feet pass a 1/2" iron rod found for a reference corner and continue on in all a distance of 273.60 feet to a 1/2" iron rod found for an angle point in same;

THENCE N.47°05'30"E., (Halperin Call S.47°05'30"W., 424.42') continuing along the east line of said 2.053 acres for a distance of 424.42 feet to a 1/2" iron rod found for an angle point in same;

THENCE N.55°19'39"E., (Halperin Call S.55°19'39"W., 273.08') continuing along the east line of said 2.053 acres for a distance of 273.08 feet to a 1/2" iron rod found for the northeast corner of said 2.053 acres and the northwest corner of herein described tract in the north line of said Reserve "C" and the south line of Lake Conroe Drive on a curve to the left;

THENCE in a southeasterly direction along the north line of said Reserve "C" and the south line of Lake Conroe Drive on a curve to the left having a radius of 162.06 feet and a central angle of 13°32'27" (Call R=162.06') for a distance of 38.30 feet to a 1/2" iron rod found for the end of said curve;

THENCE S.76°11'25"E., (Call S.76°11'25"E., 122.60') along the north line of said Reserve "C" and the south line of Lake Conroe Drive for a distance of 24.85 feet to the POINT OF BEGINNING and containing 2.527 acres of land.

FILED FOR RECORD

06/20/2011 4:31PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

06/20/2011



Mark Turnbull

County Clerk
Montgomery County, Texas