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GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY NOTICE OF CONFIDENTIALITY: 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.

Loan Number: 000201886

THE STATE OF TEXAS

Texas Homeland Title

GF# 3000316

§KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

THAT JOHN WESLEY SCHUBERT AND STEPHANIE SCHUBERT (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by WILLIAM GREGORY, JR. AND JAN GREGORY, HUSBAND AND WIFE whose address is 9651 LAKE CONROE DRIVE, CONROE, TX 77304 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantee under that certain note in the principal sum of FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 (\$ 417,000.00) payable to the order of SWBC MORTGAGE CORPORATION (hereinafter referred to as "BENEFICIARY") of even date herewith, said note 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 Grantees herein to Edward Kershner, Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey 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 said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOTS TWO (2) AND THREE (3), BLOCK ONE (1) OF TRES, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, SHEET 39A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Page 1 of 3 General Warranty Deed with Vendor's Lien ML Texas 1009 MortgageLaw 2010 TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Page 2 of 3 General Warranty Deed with Vendor's Lien ML Texas 1009 MortgageLaw 2010

JOHN WESLEY SCHUBERT A/K/A WESLEY SCHUBERT STEPHANIE SCHUBERT STEPHANIE SCHUBERT	
THE STATE OF TEXAS COUNTY OF This instrument was acknowledged before me on the control of the	2 by John DESEY AND STEPHANIE Notary Public, State of July DD of
RETURN TO:	Notary Public, State of
WILLIAM GREGORY JR. 9651 LAKE CONROE DRIVE, CONROE, TX 77304	

Page 3 of 3 General Warranty Deed with Vendor's Lien ML Texas 1009 MortgageLaw 2010

Dated this the 22nd day of August, 2012.

E-FILED FOR RECORD 08/27/2012 1:39PM

COUNTY CLERK MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MONTGOMERY

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

08/27/2012

County Clerk

Montgomery County, Texas