

2002-096684

AMERICAN TITLE COMPANY
GF 485943-M / TC
CLOSER 418-5161
5
4**WARRANTY DEED WITH VENDOR'S LIEN****Date:** August 30, 2002**Grantor:** RAYMOND J. WILLBURN and SHERRY L. WILLBURN, husband and wife
AKA SHERRY L. OLINGER *POW***Grantee:** CHARLES A. HUDSON
21610 Whispering Pines
Humble, Harris County, Texas 77338

Consideration: Consideration of ten dollars cash and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, and a note of even date executed by Grantee and payable to the order of BANK OF AMERICA, N.A. in the principal amount of \$104,797.00. The note is secured by a vendor's lien against, and superior title to, the Property retained in this deed in favor of BANK OF AMERICA, N.A., and is also secured by a first-lien deed of trust of even date from Grantee to PRLAP, INC., trustee. BANK OF AMERICA, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The vendor's lien against and superior title to the Property are retained for the benefit of BANK OF AMERICA, N.A. and are transferred to BANK OF AMERICA, N.A. without recourse on Grantor to secure the note.

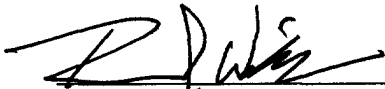
Property: See Exhibit "A" attached hereto and a made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2002 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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, by through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty

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



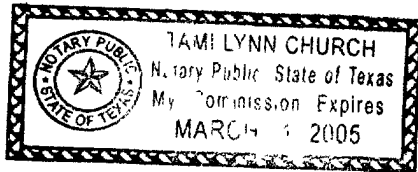
RAYMOND J. WILLBURN

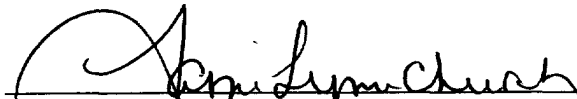
SHERRY L. WILLBURN

VERIFICATION

STATE OF TEXAS
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on August 30, 2002, by RAYMOND J. WILLBURN and ~~SHERRY L. WILLBURN~~.




Notary Public, State of Texas

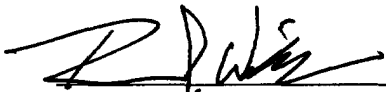
After Recording, Return to:

RECORDERS MEMORANDUM

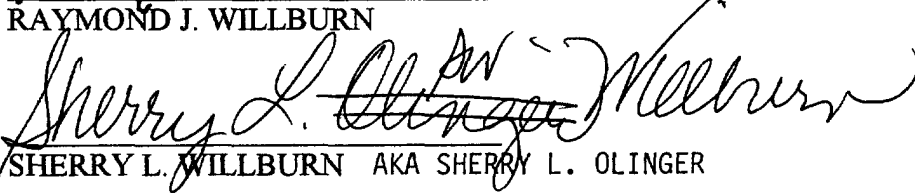
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded

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, by through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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



RAYMOND J. WILLBURN



SHERRY L. WILLBURN AKA SHERRY L. OLINGER

VERIFICATION

STATE OF ~~TEXAS~~ *California*
COUNTY OF ~~MONTGOMERY~~ *San Diego*

September 13, 2002

This instrument was acknowledged before me on ~~August 30, 2002~~, by ~~RAYMOND L. WILLBURN and SHERRY L. WILLBURN~~.

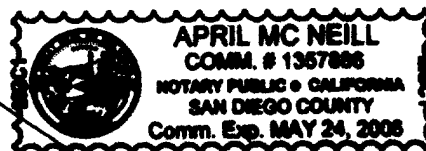




Notary Public, State of Texas

After Recording, Return to:

STATE OF CALIFORNIA
COUNTY OF



This instrument was acknowledged before me on September
_____, 2002, by SHERRY L. WILLBURN.

Notary Public, State of California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF SAN Diego } SS

On September 13, 2002 before me, April McNeill
 personally appeared * Sherry L. Willburn *
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Signature

April McNeill



This area for official notarial seal

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document:

Warranty Deed

Document Date:

8-30-02

Number of Pages:

2

Signer(s) other than named above

NONE

CAPACITY(IES) CLAIMED BY SIGNER(S)

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)
 TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint
 of Signer

Top of thumb here



☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)
 TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

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 of Signer

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SIGNER IS REPRESENTING:

EXHIBIT "A"

LOT 12 AND 0.941 ACRE OF LAND OUT OF LOT 10, BLOCK 2 OF TRES, A SUBDIVISION OF 63.611 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, MONTGOMERY COUNTY, TEXAS, RECORDED IN CABINET C, SHEET 39A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 0.941 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2001025679 AS SECOND TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(Bearings are based in CABINET C, SHEET 39A M.C.M.R.)

BEGINNING at a point for the Lower Northwest corner of said Lot 10, the Southwest corner of said Lot 12, Block 2 for the Northwest corner of the herein described 0.941 acre tract in the East line of Reserve "A";

THENCE N 77° 30' 35" E, along with the South line of said Lot 12 and the Lower North line of said Lot 10, passing at 40.00 feet an iron rod set for reference and continuing in all for a total distance of 253.22 feet to an iron rod found marking the Southeast corner of said Lot 12, the Southwest corner of Lot 11 and the Northwest corner of the herein described 0.941 acre tract;

THENCE S 08° 07' 50" E, leaving the above mentioned line and across said Lot 10, a distance of 131.23 feet to an iron rod found in the South line of said Lot 10 marking the Southeast corner of the herein described 0.941 acre tract;

THENCE S 63° 23' 22" W, along with the South line of said Lot 10, passing at 235.82 feet an iron rod found for reference and continuing for a total distance of 265.82 feet (call-265.76 feet) to a point marking the Southwest corner of said Lot 10 and the herein described 0.941 acre tract;

THENCE N 14° 14' 00" E (call-N 13° 59' 23" W), along with the West line of said Lot 10, a distance of 10.00 feet (call-9.96 feet) to a point in the East line of Reserve "A" for corner;

THENCE N 03° 38' 00" W, continuing along with the West line of said Lot 10, a distance of 77.82 feet to a point in the East line of said Reserve "A" for corner;

THENCE S 71° 01' 34" W, continuing along with the West line of said Lot 10, a distance of 14.10 feet to a point in the East line of said Reserve "A" for corner;

THENCE N 06° 18' 28" W, continuing along with the West line of said Lot 10 and East line of said Reserve "A", a distance of 112.12 feet to the POINT OF BEGINNING containing 0.941 acre of land.

147-10-2081

FILED FOR RECORD

2002 SEP 17 PM 3:16

Mark J. Turball
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 Real Property at
Montgomery County, Texas

SEP 17 2002



Mark J. Turball

County Clerk
Montgomery County, Texas