

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS:

THAT, Bill D'Amico, Trustee (hereinafter called "Grantor"), for and in consideration of the sum of ten and no/100 dollars (\$10.00) cash and other good and valuable consideration in hand paid by Randy Smith, Trustee (hereinafter called "Grantee"), whose address for mailing purposes is hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of a promissory note of even date herewith payable to Grantor in the original principal amount of \$100,000.00 (the "Note") 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 Grantee herein to John G. Cannon, Trustee; has granted, sold and conveyed, and by these presents does grant, sell and convey, unto Grantee all that certain lot, tract or parcel of land, together with all improvements thereon, described as follows:

Lots Eleven (11) and Twelve (12), Block Two (2), and Reserve "A" of TRES, a subdivision of 63.611 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas, a plat of which was recorded as Plat Cabinet G as Sheet 39A of the Map Records of Montgomery County, Texas.

This conveyance is made and accepted expressly subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities and is further made subject to all restrictions, covenants, conditions, agreements, assessments, maintenance charges, leases, easements, and previously conveyed or reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State and those attached hereto as Exhibit "A".

To have and to hold the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, legal and personal representatives and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend, all and singular the said property unto Grantee, Grantee's heirs, legal and personal representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

849-01-2039

PKP:C\REG\D'AMICO.1/GF NO. 92-01-34953

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described Note, and all interest thereon, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

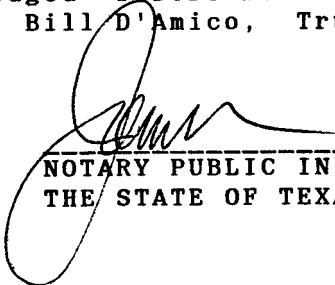
Executed to be effective as of the 20 day of JANUARY, 1993.

  
Bill D'Amico, Trustee

THE STATE OF TEXAS |  
COUNTY OF HARRIS |

This instrument was acknowledged before me on the 20 day of JANUARY, 1993, by Bill D'Amico, Trustee, in the capacity therein stated.




  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Grantee's Address:  
  
Randy Smith, Trustee  
#53 Stephen F. Austin  
Conroe, Texas 77302

STATE OF TEXAS )  
COUNTY OF MONTGOMERY )  
I hereby certify that 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 of  
Montgomery County, Texas.

JAN 21 1993

 Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

PLEASE RETURN TO:

✓ REGENCY TITLE COMPANY  
2200 Post Oak Blvd. #100  
Houston, Texas 77056  
GF No. 92-01-34953 JDT/mm

FILED FOR RECORD  
93 JAN 21 PM 4:09  
Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS