

**WARRANTY DEED WITH VENDOR'S LIEN**

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.

Date: September 18, 2007

Grantor: RICHARD H. LEWELLEN, a single man

Grantor's Mailing Address:

414 9th Street  
Mt. Vernon, WA 98273

Grantee: MARK D. McDONALD

Grantee's Mailing Address:

11400 Farrell Road  
Willis, Texas 77378

Consideration: TEN AND NO/100 (\$10.00) Dollars -----  
and a note of even date that is in the principal amount of \$38,400.00 and is executed by Grantee, payable to FIRST BANK OF CONROE, N.A., 1800 West White Oak Terrace, Conroe, Texas, 77304, in installments and bearing interest as therein provided. The note provides for acceleration of maturity and payment of attorney's fees in the event of default. It is secured by a Vendor's Lien retained in this Deed and by a Deed of Trust of even date to SAM W. BAKER, Trustee.

Property: (including any improvements):

BEING LOT 3, BLOCK 2 OF TRES, A SUBDIVISION OF 63.611 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS, A PLAT OF WHICH SUBDIVISION WAS RECORDED IN PLAT CABINET G, AS SHEET 39A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

(1) Covenants, conditions and restrictions as set out in Deed dated May 19, 1993 and recorded under Clerk's File No. 9327387 of the Real Property Records of Montgomery County, Texas, and as shown on the Plat recorded in Plat Cabinet G, as Sheet 39A of the Map Records of Montgomery County, Texas.

(2) This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of Montgomery County, Texas, if any, affecting the above-described property.

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. Except as to the reservations from and exceptions to conveyance and warranty, Grantor 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.

The Vendor's Lien against and superior title to the property are retained until above described Note is fully paid according to its terms, at which time this Deed shall become absolute. Said Vendor's Lien and superior title herein retained are hereby transferred, assigned, and conveyed to FIRST BANK OF CONROE, N.A., its successors and assigns, the Payee named in said \$38,400.00 Note.

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

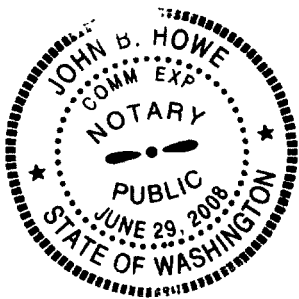
  
 RICHARD H. LEWELLEN


(Acknowledgment)

STATE OF washington

COUNTY OF SKAGIT

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2007, by RICHARD H. LEWELLEN.



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

John Howe

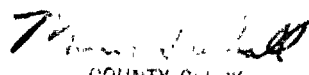
Notary's commission expires:

6/29/2008

PREPARED IN THE LAW OFFICE OF: Jerel J. Hill

FILED FOR RECORD

2007 OCT -2 AM 8:10

  
 COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS

**RECORDED 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.

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.

OCT - 2 2007



  
 County Clerk  
 Montgomery County, Texas