MIN 1001337-0002764741-4

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.

WARRANTY DEED WITH VENDOR'S LAW

THE STATE OF TEXAS	)(	
	)(	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY	)(	

THAT WALTER W. COFFER AND SYBLE A. COFFER, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by SCOTT DEGRASSI AND SANDRA DEGRASSI, HUSBAND AND WIFE, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of \$242,650.00, of even date herewith, payable to the order of COUNTRYWIDE BANK, FSB., hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to G. TOMMY BASTIAN, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

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

A TRACT OF LAND CONTAINING 0.7655 ACRE (33,347 SQUARE FEET) BEING COMPRISED OF TRACTS 1 AND 2 RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBERS (M.C.C.F. NOS.) 8654409 AND 9337241 RESPECTIVELY, BEING OUT OF A CERTAIN CALLED 5.935 ACRE TRACT RECORDED IN VOLUME 780, PAGE 639 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), SITUATED IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, IN MONTGOMERY COUNTY, TEXAS. SAID 0.7655 ACRE TRACT (TRACTS 1 AND 2) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

## 481-11-0558

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 23RD day of NOVEMBER, 2007.

VALTER W. COFFER

SYPLE A. COFFER

STATE OF STATE OF SS:

This instrument was acknowledged before me on this

\_ day of <del>\lambda \lambda \lam</del>

0 \_\_\_\_\_, by WALTER W. COFFER and SYBLE A. COFFER.

TERRI POENITZSCH
Notary Public, State of Texas
My Commission Expires 08/03/2009

NOTARY PUBLIC

GRANTEE'S ADDRESS: 9145 LAKE CONROE DR CONROE, TEXAS 77304-1020 481-11-0559

EXHIBIT "A"

DEGRASSI Loan Number 186941030 MIN 1001337-0002764741-4

A TRACT OF LAND CONTAINING 0.7655 ACRE (33,347 SQUARE FEET) BILING COMPRISED OF TRACTS 1 AND 2 RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBERS (M.C.C.F. NOS.) 8654409 AND 9337241 RESPECTIVELY, BEING OUT OF A CERTAIN CALLED 5.935 ACRE TRACT RECORDED IN VOLUME 780, 1'AGE 639 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), SI) UATED IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, IN MONTGOMERY COUNTY, TEXAS SAID 0.7655 ACRE TRACT (TRACTS 1 AND 2) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.
(BEARINGS ARE BASED IN M.C.C.F. NO 8654409)

BEGINNING at a fence post found in the northerly line of said 5.935 acre tract marking the easterly (northeasterly) corner of said Tract 1 and the herein described tract and the northwesterly corner of Carmical's tract recorded in M.C.C.F. No. 8713975, said corner also being located N 76° 39' 20" W, a distance of 70.00 feet from the northeasterly corner of said 5.935 acre tract;

THENCE S 58° 28' 45" W, along the common line of said Tract 1, Carmical's tract and the herein described tract, at 230.56 feet pass an iron rod found (reference corner) and continuing for a total distance of 260.56 feet to an iron rod set for the southerly corner of said Tract 1 and the herein described tract, the westerly corner of said Carmical's tract and the easterly corner of another Carmical's tract recorded in M.C.C.F. No. 9337239;

THENCE N 21° 53' 15" W, along the common line of said Tract 1. Carmical's tract (M.C.C.F. No. 9337239) and the her in described tract, a distance of 54.24 feet to an iron rod found at an angle point for corner and the southeasterly corner of aforesaid Tract 2 and the northerly corner of said Carmical's tract (M.C.C.F. No. 9337239);

THENCE S 86° 16' 53" W, along the common line of said Tract 2, Carmical's tract (M.C.C.F. No. 9337239) and the helpin described tract, at 195 19 fect pass an iron rod set (reference corner) and continuing for a total distance of 248.37 feet to a point in water, being the westerly line of aloresaid 5.935 acre tract for the southwesterly corner of said Tract 2 and the herein described tract and the northwesterly corner of said Carmical's tract (M.C.C.F. No. 9337239);

THENCE N 19° 26' 38" E, along with the westerly line of said 5.935 acre tract. Tract 2 and the herein described tract, a distance of 11.88 feet to a point in water for the westerly northwest corner of said 5.935 acre tract, Tract 2 and the herein described tract;

THENCE N 69° 40' 43" E, along with the northwesterly line of said 5.935 acre tract, Tracts 1, 2 and the herein described tract, at 175.71 feet pass an iron rod found marking the common corner of Tracts 1 and 2 and continuing for a total distance of 361 81 feet to an iron rod set marking the northwesterly corner of said 5.935 acre tract. Tract 1 and the horsin described tract;

THENCE 3 76° 39' 20" E, along with the northerly line of said 5 935 acre tract, Tract 1 and herein described tract, a distance of 151.01 feet to the POINT OF BEGINNING containing 0.7655 acre of land.

ORIGINAL PRINT INCOMPLETE

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GY8609

## 481-11-0560

FILED FOR RECORD

2007 NOV 30 PM 3: 41

MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in stamped herein by me and was duly RECORDED in Montgomery County, Texas. NOV 3 0 2007

## RECORDER'S 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 outs, additions and changes were present at the time the instrument was filed and recorded.