

2004-050945

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

A Married Woman

THAT, **RUTH A. HUGHES**, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

A Single Man **A Single Woman**
BRUCE LARSON and BRENDA MARTIN WALDO

*P.O. Box 2666
CONROE, TX 77305*

hereinafter called Grantees, receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the sum of \$110,000.00 in hand paid by **FIRST BANK OF CONROE, N.A.**, hereinafter referred to as Beneficiary, at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, Bruce Larson has executed his note of even date herewith for said amount, being payable as specified therein; said note containing the usual acceleration of maturity and attorney's fees clauses in the event of default; and in consideration of the payment of the above sum by said Beneficiary, Grantor does hereby transfer, set over, assign and convey unto said Beneficiary, its successors and assigns, the vendor's lien and superior title hereinafter 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 Grantor's favor and by said Grantor assigned to the Beneficiary without recourse,

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantees, all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows, to-wit:

Res "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 is recorded in Cabinet G, Sheet 39A, of the Map Records of Montgomery County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs, and assigns, forever. And Grantor does hereby bind herself, her heirs and assigns, 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.

But it is agreed and stipulated that a vendor's lien and the superior title is hereby expressly reserved and retained against all of the property conveyed herein in favor of Grantor and herein assigned to Beneficiary to secure the payment of the above described note until the indebtedness evidenced by said note, and all interest thereon and attorney's fees provided therein have been fully paid according to the face and tenor, effect and reading of said note, when this deed shall become absolute; said note being further and additionally secured by Deed of Trust of even date therewith from Grantee to Robert L. Page, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 4 day of May 2004

Ruth A. Hughes
RUTH A. HUGHES

373117-43

582-10-0235

STATE OF TEXAS

COUNTY OF

Montgomery

This instrument was acknowledged before me on the 4 day of May by
Ruth A. Hughes.

Susan Foster
Notary Public, State of Texas.

Grantee's address:

P.O. Box 2666
Conroe, TX 77305



After recording return to: *Bruce Larson & Brenda Martin Waldo*

P.O. Box 2666
CONROE, TX 77305

RECORDS 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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

2004 MAY 12 AM 11:08

Mark 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.

MAY 12 2004



Mark Turball
County Clerk
Montgomery County, Texas