

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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 LIEN**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

THAT **CYNTHIA A. MOSSER**, 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

**DARIN EARL CESAN and VALERIE ANN CESAN, husband and wife,**

9151 Lake Conroe DR  
Conroe TX 77304

hereinafter called Grantees, receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of **\$225,000.00**, in hand paid by **SECURITYNATIONAL MORTGAGE COMPANY, a Utah Corporation**, 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 and other good and valuable consideration, Grantees have executed a note in the amount of **\$225,000.00**, 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 Grantee 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:

Being 1.043 acres of land in the Elijah Collard Survey, A-7, and being all of a 0.63 acre tract described in Film Code 455-01-0867, Real Property Records, Montgomery County, Texas, and being all of a 0.413 acre tract described in Film Code 893-01-0649, Real Property Records, Montgomery County, Texas, and being more fully described in Exhibit "A" attached hereto.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of MONTGOMERY County, Texas, but only to the extent they are still in force and effect.

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, Grantees' heirs and assigns, forever. And Grantor does hereby bind Grantor, Grantor's heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, Grantees' 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

43-1927645

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

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 from Grantees to **John A. Douglas**, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 17 day of JUNE, 2014.

Cynthia A. Mosser  
CYNTHIA A. MOSSER

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

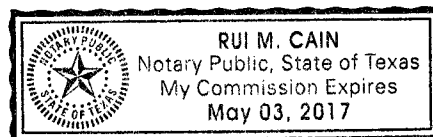
This instrument was acknowledged before me on the 17 day of JUNE, 2014, by CYNTHIA A. MOSSER.

Rui M. Cain  
Notary Public, State of TEXAS

After recording return to:

Debbie Watson  
9151 Lake Corral Drive  
Corral, Texas 77304

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**EXHIBIT 'A'**

BEING 1.043 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, A-7, AND BEING ALL OF A 0.63 ACRE TRACT DESCRIBED IN FILM CODE 455-01-0867, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS, AND BEING ALL OF A 0.413 ACRE TRACT DESCRIBED IN FILM CODE 893-01-0649, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD BEING THE EAST CORNER OF SAID 0.63 ACRE TRACT AND BEING THE EAST CORNER OF THE HEREIN DESCRIBED 1.043 ACRE TRACT;

THENCE: S 13° 21' 16" W A DISTANCE OF 126.30 FEET TO A FOUND 1/2" IRON ROD BEING THE SOUTHEAST CORNER OF SAID 0.63 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINE OF SAID HEREIN DESCRIBED TRACT THE FOLLOWING 6 COURSES AND DISTANCES:

THENCE: S 82° 26' 25" W A DISTANCE OF 249.11 FEET FROM WHICH A 5/8" IRON ROD BEARS S 54° 06' E A DISTANCE OF 1.9 FEET;

THENCE: N 72° 22' 20" W A DISTANCE OF 20 FEET TO THE SOUTHEAST CORNER OF SAID 0.63 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.413 ACRE TRACT;

THENCE: N 72° 18' 49" W A DISTANCE OF 87.89 FEET TO A FOUND 1/2" IRON ROD ON CENTERLINE OF A 20' ROADWAY EASEMENT RECORDED IN VOLUME 898, PAGE 99 MONTGOMERY COUNTY DEED RECORDS;

ALONG THE CENTERLINE OF SAID EASEMENT, S 45° 07' 44" W A DISTANCE OF 88.70 FEET TO A FOUND 1/2" IRON ROD;

THENCE: N 57° 08' 28" W A DISTANCE OF 92.48 FEET TO THE EXISTING SHORELINE OF LAKE CONROE;

THENCE: N 64° 10' 38" W A DISTANCE OF 53.41 (DEED 53.52 FEET) TO THE WEST CORNER OF SAID 0.413 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: N 19° 33' 21" E A DISTANCE OF 27.76 FEET (DEED 27.65 FEET) TO THE NORTHWEST CORNER OF SAID 0.413 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: N 86° 20' 06" E AT 53.45 PASSING A FOUND 1/2" IRON ROD IN THE EXISTING SHORELINE OF LAKE CONROE, CONTINUING IN ALL A TOTAL DISTANCE OF 248.49 FEET TO A FOUND 1/2" IRON ROD IN CENTERLINE OF SAID ROADWAY FOR TURN POINT IN THE HEREIN DESCRIBED TRACT;

THENCE: S 21° 48' 24" E A DISTANCE OF 53.93 FEET TO A POINT IN SAID POND BEING THE NORTHEAST CORNER OF SAID 0.413 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.63 ACRE TRACT AND A TURN POINT IN THE HEREIN DESCRIBED TRACT;

THENCE: N 58° 28' 45" E PASSING AT A DISTANCE OF 30.00 FEET PASSING A FOUND 1/2" IRON ROD, CONTINUING IN ALL A TOTAL DISTANCE OF 260.56 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 76° 39' 20" E A DISTANCE OF 70.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.043 ACRES OF LAND.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

E-FILED FOR RECORD  
07/11/2014 3:51PM

*Mark Turnbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify this instrument was e-FILED in  
file number sequence on the date and at the time  
stamped herein by me and was duly e-RECORDED in  
the Official Public Records of Montgomery County, Texas.

07/11/2014



*Mark Turnbull*

County Clerk  
Montgomery County, Texas