

## WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS                   0  
COUNTY OF MONTGOMERY             0

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL RAY LEEP and BETTY JOYCE LEEP, hereinafter called Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned in hand paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantees of that certain promissory note of even date herewith in the principal sum of **TWENTY-SIX THOUSAND FOUR HUNDRED THIRTY-THREE AND NO/100 (\$26,433.00) DOLLARS**, payable to the order of **WOODFOREST NATIONAL BANK**, at its offices in Conroe, Texas; as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the superior Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to **GEORGE V. SOWERS, JR., Trustee**; have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto

**MERLYN D. BELL and BEATRICE W. BELL**  
**9540 LAKE CONROE DRIVE**  
**CONROE, TEXAS 77304**

hereinafter called the 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:

**Lot Three (3), in Block One (1), of Tres, an addition in Montgomery County, Texas, according to the map or plat thereof recorded in Plat Cabinet G, Sheet 39A, Map Records of Montgomery County, Texas.**

This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

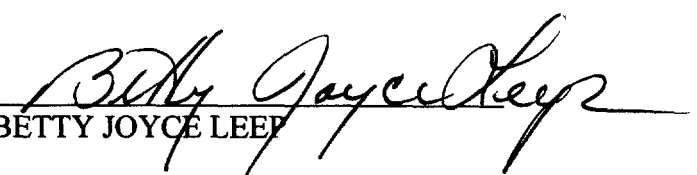
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs, executors, administrators, successors and assigns forever, and Grantors do hereby bind themselves, their executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

THAT WOODFOREST NATIONAL BANK, at the instance and request of the Grantees herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described \$26,433.00 Note, the superior Vendor's Lien, together with the Superior Title to said property is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to WOODFOREST NATIONAL BANK.

EXECUTED this 14 day of June, 2002.

  
MICHAEL RAY LEEP

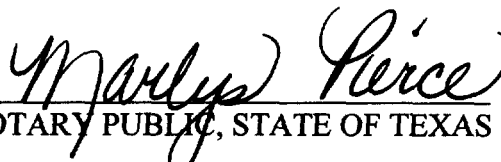
  
BETTY JOYCE LEEP

THE STATE OF TEXAS )

COUNTY OF MONTGOMERY )

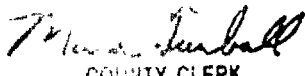
This instrument was acknowledged before me on this 14 day of June, 2002 by MICHAEL RAY LEEP and BETTY JOYCE LEEP.



  
NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORD

2002 JUN 20 PM 1:09

  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

P:\WNB\Wnb\lot\2002\Bell\Vendor's Deed.wpd

✓  
RETURN TO:  
CHICAGO TITLE  
3832 W. DAVIS, SUITE 110  
CONROE, TX 77304

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.

JUN 20 2002



  
County Clerk  
Montgomery County, Texas