

HARRIS
LOAN NUMBER 7000

144899-CH

EXHIBIT
"A"

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF **TEXAS** §
COUNTY OF **WILLIAMSON** §

KNOW ALL MEN BY THESE PRESENTS:

THAT DONALD ALANIZ AND WIFE
SANDRA ALANIZ

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
ERIK M. HARRIS AND STACYE HARRIS, 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 Grantee of one certain Promissory Note in the principal sum of \$ **132,311.00**, of even date herewith, payable to the order of

FIRST GUARANTY FINANCIAL CORPORATION

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 **GREGORY L. GREGG**

, 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:

BEING A TRACT OF 2.00 ACRES SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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.

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, AND BEING ALL OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JEROME W. LIGHT AND SARILYN LIGHT TO DONALD ALANIZ AND WIFE, SANDRA ALANIZ, RECORDED IN DOC# 9907283 OF THE WILLIAMSON COUNTY, DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD FOUND FOR CORNER ON THE EAST LINE OF COUNTY ROAD NO. 118, SAID CORNER BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED 2.00 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF A CALLED 2.345 TRACT OF LAND CONVEYED TO GEORGE C. TKACZYK, RECORDED IN DOC# 9662425 WILLIAMSON COUNTY DEED RECORDS;

THENCE N 70° 59' 39" E AND WITH THE SOUTH LINE OF THE TKACZYK TRACT OF LAND A DISTANCE OF 594.06 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER ON THE WEST LINE OF A CALLED 92.33 ACRE TRACT OF LAND CONVEYED TO RANDALL SENTESI, ET AL, RECORDED IN VOLUME 2449 AT PAGE 816 WILLIAMSON COUNTY DEED RECORDS;

THENCE S 18° 40' 47" E AND WITH A FENCE LINE AND THE EAST LINE OF THE SENTESI TRACT OF LAND A DISTANCE OF 146.57 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A CALLED 6.00 ACRE TRACT OF LAND CONVEYED TO R. D. SENTEST, RECORDED IN VOLUME 2379 AT PAGE 508 WILLIAMSON COUNTY DEED RECORDS;

THENCE S 70° 59' 10" W AND WITH A FENCE LINE AND THE NORTH LINE OF THE SENTEST CALLED 6.00 ACRE TRACT OF LAND A DISTANCE OF 593.04 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER ON THE EAST LINE OF COUNTY ROAD NO. 118;

THENCE N 19° 04' 43" W AND WITH THE EAST LINE OF COUNTY ROAD NO. 118 A DISTANCE OF 146.65 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

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".

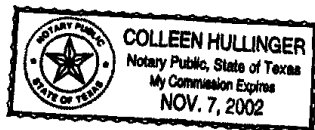
It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

Executed this 20TH day of MAY, 1999

Donald Alaniz (Seal) Sandra Alaniz (Seal)
DONALD ALANIZ - Grantor SANDRA ALANIZ - Grantor

GRANTEE'S ADDRESS: 1051 COUNTY ROAD 118
HUTTO, TX 78634

STATE OF TEXAS, COUNTY OF WILLIAMSON, ss.
This instrument was acknowledged before me on the 21st day of May, 1999.
by DONALD ALANIZ, AND WIFE
SANDRA ALANIZ,



Colleen Hullinger
Notary Public

ABMWDEED

Page 2 of 2 Pages

FILED AND RECORDED

Nancy E Rister

1999 JUN 10 01:58 PM 199938977
NANCY E. RISTER
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

18 HUTT

VOL 1133 PAGE 720
THE STATE OF TEXAS *
COUNTY OF WILLIAMSON *

4158
GENERAL WARRANTY DEED
WITH VENDOR'S LIEN

KNOW ALL PERSONS BY THESE PRESENTS:

That we, DAVID A. REINHARDT and spouse, PATRICIA M. REINHARDT, of Williamson County, Texas, herein sometimes called "Grantor," for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration cash to us in hand paid by the Grantees hereinafter named, the receipt and sufficiency of which is hereby acknowledged and confessed and for the payment of which no right or lien, express or implied, is hereby retained or shall exist, and the further consideration of the execution and delivery of one certain Promissory Note of even date herewith, made and executed by said Grantees, said Promissory Note being in the original principal amount of Seventy-Nine Thousand One Hundred Fifty and No/100 Dollars (\$79,150.00), bearing interest at the rate therein provided, payable in the manner and at the time or times therein specified, to the order of CAPITOL CITY SAVINGS ASSOCIATION OF AUSTIN, Austin, Texas, which, at the special instance and request of said Grantees has advanced the entire principal amount of said Note to us, in part payment of the purchase money for the sale of the property hereby conveyed, the receipt and sufficiency of which is hereby acknowledged and confessed, which said Promissory Note contains clauses providing for the acceleration of maturity and for the payment of attorney's fees under certain circumstances and which is secured in its payment by the Vendor's Lien and Superior Title herein retained and by the Lien of a Deed of Trust this day given by said Grantees to WILLIAM D. TAYLOR, Trustee, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto MICHAEL SCHUSTER and spouse, DEBBIE S. SCHUSTER, herein sometimes called "Grantees," whose mailing address is Rt. 1, Box 20J, Cnty. Rd. 108, Hutto, Texas 78634, all of the following described real property, to-wit:

All that certain tract or parcel of land lying and being situated in Williamson County, Texas, being 2.345 acres of land out of the George Keith Survey, Abstract No. 370, Williamson County, Texas, said land being more particularly described as being out of and a part of a 39.38 acre tract conveyed by Deed from Walter E. Brady to E. C. Bouffard, et al, (B.W. & N. Builders), dated November 1, 1972, of record in Volume 557, Page 615, of the Deed Records of Williamson County, Texas, and being further described by metes and bounds in Exhibit "A" which is attached hereto and expressly incorporated herein by reference.

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 we do hereby bind ourselves, our heirs, executors and administrators, 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 expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

For value received, the said Vendor's Lien herein retained, together with the Superior Title in and to said property, are hereby TRANSFERRED, ASSIGNED, SOLD and CONVEYED to CAPITOL CITY SAVINGS ASSOCIATION OF AUSTIN, Austin, Texas, its successors and assigns, the Payee named in the Promissory Note above described.

It is agreed and understood that this conveyance is made, delivered and accepted subject to the following: payment of ad valorem taxes assessed against the above described property for the current year, the Grantees hereby assuming and promising to pay the same inasmuch as such have been prorated satisfactorily; any and all valid restrictions, covenants, conditions and easements of record affecting said property; any and all valid

mineral reservations and exceptions of record affecting said property; and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

EXECUTED on this the 30th day of January, 1985.

David A. Reinhardt
DAVID A. REINHARDT

Patricia M. Reinhardt
PATRICIA M. REINHARDT

STATE OF TEXAS *
COUNTY OF WILLIAMSON *

CERTIFICATE OF ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, on this day personally appeared DAVID A. REINHARDT and spouse, PATRICIA M. REINHARDT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of January, 1985.

(SEAL)

Carolyn Thornton
Notary Public, State of Texas

My Commission Expires:
12/31/88

CAROLYN THORNTON
(Type/Print Name of Notary)

EXHIBIT "A"

FIELD NOTES/2.345 Acres

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING 2.345 ACRES OF LAND OUT OF THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF A 39.38 ACRE TRACT CONVEYED BY DEED FROM WALTER E. BRADY TO E. C. BOUFFARD, ET AL. (B.W. & N. BUILDERS), DATED NOVEMBER 1, 1972, AS RECORDED IN VOLUME 557, PAGE 615, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin in the west line of the George Keith Survey, said point also being in the west line of the aforementioned 39.38 acre tract, and being South 19°00' East, 343.90 feet from its northwest corner. Said beginning also being the southwest corner of a certain 4.69 acre tract conveyed by Deed to Duane W. Sanders, et ux. of record in Volume 634, Page 246, of the Deed Records of Williamson County, Texas, for the northwest corner hereof;

THENCE South 19°00' East, 171.95 feet along the west line of the said 39.38 acre tract, to an iron pin found for the southwest corner hereof;

THENCE North 71°00' East, 594.00 feet of the iron pin found in the east line of the 39.38 acre tract, for the southeast corner hereof;

THENCE North 19°00' West, 171.95 feet along the said east line to an iron pin found for the northeast corner hereof;

THENCE South 71°00' West, 594.00 feet with the line of the existing fence to the PLACE OF BEGINNING and containing 2.345 acres of land, more or less.

R.J. CRENSHAW
Registered Public Surveyor
No. 2065

DATE: 1-21-85

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

FEB 4 1985



James S. Boydston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
1985 FEB - 1 PM 1:41
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

WARRANTY DEED WITH VENDOR'S LIEN
FILED RECORDING RETURN TO

Date: November 22, 1996

Grantor: RICK L. DEBOER

DOCH 9662425

Grantee: GEORGE G. TKACZYK , A SINGLE MAN

Grantee's Mailing Address (including county):

1033 COUNTY ROAD 118
HUTTO, TEXAS 78634
WILLIAMSON County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and note(s) of even date executed by Grantee payable to the order of

LONG BEACH MORTGAGE COMPANY

("Lender"),

in the amount(s) of \$ 65,250.00

the note(s) being secured in whole or in part by vendor's lien retained in favor of Lender in this deed and also secured by a deed of trust of even date from Grantee to

LONG BEACH MORTGAGE COMPANY,

Trustee.

Property (including any improvements):

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions and easements of record.

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, as the case may be, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns, as the case may be, 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, except as to the reservations from and exceptions to conveyance and warranty.

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title are transferred to Lender without recourse on Grantor.

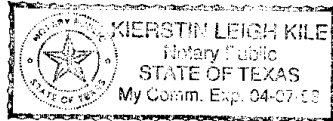
When the context requires, singular nouns and pronouns include the plural.

RICK L. DEBOER

State of TEXAS
County of WILLIAMSON

§
§

This instrument was acknowledged before me on the 25th day of November, 19 96,
by
RICK L. DEBOER



Kierstin Leigh Kile
Notary Public

(Printed Name)

My commission expires: _____

State of TEXAS
County of

§
§

This instrument was acknowledged before me on the _____ day of _____, 19____,
by

Notary Public

(Printed Name)

My commission expires: _____

AFTER RECORDING RETURN TO:

GEORGE G. TKACZYK
1033 COUNTY ROAD 118
HUTTO, TEXAS 78634

AFTER RECORDING RETURN TO:

Commercial Title of Austin
831 E. Main St., Suite 203
Round Rock, Texas 78664

FIELD NOTES OF 2.343 ACRES OF LAND
OUT OF THE GEORGE KEITH SURVEY,
ABSTRACT NO. 370,
WILLIAMSON COUNTY, TEXAS

ALL OF THAT 2.343 ACRES OF LAND, MORE OR LESS, OUT OF THE
GEORGE KEITH SURVEY, ABSTRACT NO. 370, IN WILLIAMSON COUNTY,
TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 2.341 ACRES IN
A GENERAL WARRANTY DEED FROM GEORGE C. & PATRICIA A. COSMAN TO
RICK L. DEBOER RECORDED IN VOLUME 2630, PAGE 835 OF THE
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN
SURVEYED ON THE GROUND NOVEMBER 22, 1996, BY SNS ENGINEERING;
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the easterly Right of Way
line of County Road 118 at the northwest corner of 2.00 Acres
of land recorded in Volume 1925, Page 365 of the Official
Records of Williamson County, Texas, for the Southwest corner
of the tract herein described;

THENCE, along the easterly Right of Way line of said County
Road 118, same being the westerly line of the tract herein
described, N 18°59'09" W, for a distance of 172.04 feet to an
iron rod found for the Northwest corner of the tract herein
described, same being the southwest corner of 2.345 Acres of
land recorded in Volume 1133, Page 720 of the Official Records
of Williamson County, Texas;

THENCE, leaving the easterly Right of Way line of said County
Road 118 and along the northerly line of the tract herein
described, same being the southerly line of said 2.345 Acres,
N 71°01'05" E, for a distance of 593.66 feet to an iron rod
found in the westerly of 92.33 Acres of land recorded in Volume
2449, Page 816 of the Official Records of Williamson County,
Texas, for the Northeast corner of the tract herein described;

THENCE, following a fence along the easterly line of the tract
herein described, same being the westerly line of said 92.33
Acres, S 18°55'47" E, for a distance of 171.85 feet to an iron
rod found for the Southeast corner of the tract herein
described, same being the northeast corner of said 2.00 Acres;

THENCE, following a fence along the southerly line of the tract
herein described, same being the northerly line of said 2.00
Acres, S 71°00'00" W, for a distance of 593.49 feet to the
POINT OF BEGINNING and containing 2.343 Acres of Land, More or
Less.

SNS ENGINEERING, INC.

Leslie Vasterling
Leslie Vasterling,

Registered Professional Land Surveyor No. 1413



Doc# 9662425
Pages: 3
Date : 11-27-1996
Time : 03:25:54 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 13.00

J.P.