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GF# 104679 TLM Parcel # 02-5428-0455-0012

Loan No.: 1563139142

FILM CODE

GENERAL WARRANTY DEED

00005512752

1100  
w

STATE OF Texas

§

ss.: KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF TRAVIS

§

THAT GLADYS GENEVIVE KRESSIN, of TRAVIS County, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by MARY L. MOYER A SINGLE PERSON AND, MARK MOYER A SINGLE PERSON, hereinafter called "Grantee", whose mailing address is 12313 FURROW COVE, AUSTIN, TX 78753, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Twenty Seven Thousand and no/100 Dollars (\$27,000.00), of even date herewith, payable to the order of AMERICAN WESTERN MORTGAGE, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing 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 also being secured by Deed of Trust of even date herewith from Grantee to EVERETT L. ANSCHUTZ, JR., Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property located in TRAVIS County, Texas, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said property securing the payment of said Note, are 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.

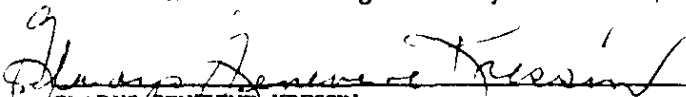
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said premises unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title 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.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns shall be construed to mean "successors and assigns".

EXECUTED this eighteenth day of November, 1996

  
GLADYS GENEVIVE KRESSIN

REAL PROPERTY RECORDS  
TRAVIS COUNTY TEXAS

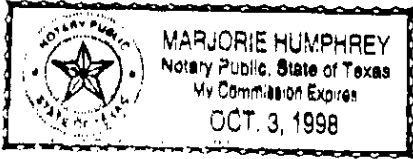
12817 0772

**INDIVIDUAL(S) ACKNOWLEDGEMENT**

STATE OF Texas  
COUNTY OF TRAVIS

§  
§ ss.:  
§

This instrument was acknowledged before me on this 18th day of November  
19 96, by GLADYS GENEVIVE KRESSIN



*Marjorie Humphrey*  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

STATE OF Texas  
COUNTY OF \_\_\_\_\_

§  
§ ss.:  
§

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**RETURN ORIGINAL TO:**

MARY L. MOYER  
12313 FURROW COVE  
AUSTIN, TX 78753

**FILED**

96 NOV 19 PM 3:56

DANA L. MOYER  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS      COUNTY OF TRAVIS  
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 Travis County, Texas, on

NOV 19 1996



*Dana L. Moyer*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

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