

4

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

WARRANTY DEED

DOC# 9802692

DATE: January 15, 1998

GRANTOR: *Berry Creek Section 8, Ltd.
A Texas Limited Partnership*

GRANTOR'S ADDRESS: 30444 Berry Creek Drive
Georgetown, Texas 78628

GRANTEE: *DAVID DRAEGER and wife
AMY DRAEGER*

GRANTEE'S ADDRESS: 900 East 13th, #208
Georgetown, Texas 78626

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

***Lot 22, Block D, WOODS AT BERRY CREEK PHASE ONE, a
subdivision in Williamson County, Texas, according to the
map or plat thereof recorded in Cabinet N, Slides 252-255
Plat Records, Williamson County, Texas***

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

**RESERVATIONS FROM & EXCEPTIONS
TO CONVEYANCE & WARRANTY:**

This conveyance is made and accepted subject to all restrictions, covenants, reservations, conditions, rights-of-way, and easements, if any, affecting the Property that are valid, existing, and properly of record; and subject, further, to all zoning laws, regulations, and ordinances of municipal or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the Property.

AD VALOREM TAXES:

Ad valorem taxes on the Property for the year 1998 having been prorated, the payment thereof is assumed by Grantee.

CONVEYANCE:

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 forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns 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.

WAIVER OF WARRANTIES:

GRANTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES EITHER EXPRESS OR IMPLIED, EITHER UNDER COMMON LAW, STATUTE, OR OTHERWISE, AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, ACREAGE, EXPENSES, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATING TO THE REAL OR PERSONAL PROPERTY, EXCEPT AS SPECIFICALLY SET FORTH OR REFERRED TO IN THIS DEED. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE REAL AND PERSONAL PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION: (I) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, OR PROFITABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF BOTH THE REAL AND PERSONAL PROPERTY, (II) THE

MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE REAL PROPERTY, AND (III) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE REAL AND PERSONAL PROPERTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON, UNLESS THEY ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THIS WAIVER


TERMS: When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

EXECUTED this 15 day of January, 1998.

GRANTOR:

**BERRY CREEK SECTION 8, LTD.
A Texas Limited Partnership**

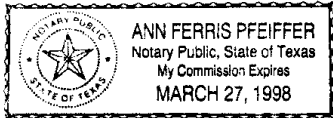
BY: BC Section 8, Inc.,
General Partners

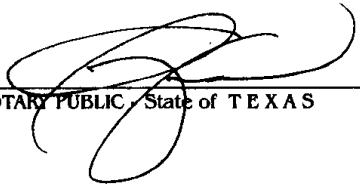
By: 
Robert D. Wunsch, President

NOTARIAL CERTIFICATE

STATE OF TEXAS *
COUNTY OF Wilkinson *

ACKNOWLEDGED BEFORE ME by the said **Robert D. Wunsch**, as President of **BC Section 8, Inc.**,
General Partner of Berry Creek Section 8, Ltd., on this 15 day of January, 1998, on behalf of said
corporation and partnership.




NOTARY PUBLIC, State of T E X A S

**AFTER RECORDING, RETURN
TO:**
J. Winston Chapman, Jr.
RASH CHAPMAN SCHREIBER & PORTER, LLP
2112 Rio Grande
Austin, TX 78705

**PREPARED IN THE LAW
OFFICE OF:**
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JWC/afp

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Georgetown

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afp-K:JWC/BCSEC8/Draeger