

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

03-174823

GENERAL WARRANTY DEED
WITH VENDOR'S LIEN

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT PERRY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, hereinafter called "Grantor", (whether one or more), for and in consideration of the sum of Ten and no/100 (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by YAN PAN AND XIANGWEN NG HUSBAND AND WIFE hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, and in further consideration of the sum of Two Hundred Thousand And 00/100 DOLLARS (\$ 200,000.00) to Grantor cash in hand paid by CRESTMARK MORTGAGE COMPANY, LTD herein after called "Lender", at the special instance and request of Grantee, as evidenced by the execution and delivery by Grantee to Lender of a promissory note of even date herewith payable to Lender in the principal sum of \$ 200,000.00 has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property in TRAVIS County, TEXAS, to-wit:

LOT 36, BLOCK "A", IN SWEETWATER RANCH SECTION TWO, VILLAGE Z, PHASE 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER DOCUMENT NUMBER 201700082, IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

The note in favor of Lender, above referred to, is payable in the manner and bears interest at the rate therein specified and provides for collection fees and acceleration of maturity in the event of default. The payment of said note is secured by the retention herein of a vendor's lien and superior title to the property for the benefit of Lender and is additionally secured by deed of trust of even date herewith executed by Grantee to SCOTT R. VALBY, Trustee for Lender, to which reference is made for all purposes. In consideration of the payment by Lender to Grantor of that portion of the purchase price of the herein described property, Grantor hereby assigns, transfers and conveys to Lender, without recourse on Grantor, the said vendor's lien together with the superior title to said property,

This conveyance is given and accepted subject to all and singular the restrictions, covenants, conditions, limitations, easements and mineral reservations, if any, applicable to and enforceable against the above-described property as reflected by the records of the county in which it is located.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, their heirs and assigns forever, and Grantor does hereby bind themselves, their heirs, executors and administrators to warrant and forever defend, all and singular, the said

PERRY WARR DEED - GEN
CRESTMARK MORTGAGE COMPANY, LTD NMLS: 287961

BRENT MICHAEL SMITH NMLS: 814896

