

GFC4-7923100150

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#16

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WD 2004195067
2 PGS

LOAN NO. 0047080841

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**WARRANTY DEED WITH
VENDOR'S LIEN**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Grantor: ALMA ROBLES MALDONADO, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF GLORIA MELISSA ROBLES, DECEASED

Grantor's Mailing Address (including county):

Grantee: LAURA STOUT, A SINGLE PERSON

Grantee's Mailing Address (including county): 2215 POST ROAD #2029, AUSTIN, TEXAS 78704, Travis County

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of the Promissory Note(s) in the original principal sum, being in the amount specified in that certain Deed of Trust referenced below, being of approximate even date herewith, payable to the order of **WELLS FARGO BANK, NATIONAL ASSOCIATION**, hereinafter called "Mortgagee", and bearing interest at the rate therein provided; said Note(s) containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **DUDLEY BEADLES, TRUSTEE(S)**.

Property (including any improvements):

UNIT 2029, BUILDING "C", TRAVIS OAKS CONDOMINIUMS, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 7800, PAGE 273, AMENDED IN VOLUME 7819, PAGE 99, VOLUME 8084, PAGE 579, VOLUME 8084, PAGE 590, VOLUME 9477, PAGE 174, AND VOLUME 10715, PAGE 576, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 warranty.

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.

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

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **WELLS FARGO BANK, NATIONAL ASSOCIATION**, its successors and assigns, the Payee named in said Note, without recourse on Grantor.

Dated the 29 day of September, 2004

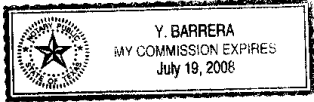
Alma Robles Maldonado
ALMA ROBLES MALDONADO, INDIVIDUALLY AND AS
INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF
GLORIA MELISSA ROBLES, DECEASED

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF Taney }

This instrument was acknowledged before me on the 29 day of September, 2004, by ALMA ROBLES MALDONADO, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF GLORIA MELISSA ROBLES, DECEASED.

Y Barrera
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:



(Acknowledgment)

THE STATE OF _____ }
COUNTY OF _____ }

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

Notary Public, State of _____
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
LAURA STOUT
2215 POST ROAD #2029
AUSTIN, TEXAS 78704

After recording return to:
Fidelity National Title Ins. Co.
3421 W. William Cannon Dr. #115
Austin, Texas 78745

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Oct 13 01:05 PM 2004195067

EVANSK \$16.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS