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**SPECIAL WARRANTY DEED**

DATE: *December 30, 1993*

11:30 AM 9270

3 4 5.00 INDX  
04/14/94

11:30 AM 9270

3 4 5.00 RECM  
04/14/94

GRANTOR: Robert W. Patterson

11:30 AM 9270

3 4 1.00 SEC  
04/14/94  
40.90-CHK#

GRANTOR'S MAILING ADDRESS (including county):  
c/o Robinson's Cattle Company  
Star Route  
Bastrop, Bastrop County, Texas 78602

GRANTEE: Ruth Ann Patterson

GRANTEE'S MAILING ADDRESS (including county):  
2403 N. Shields  
Austin, Travis County, Texas 78727

**CONSIDERATION:**

The division of property in cause number 93-11783, entitled "In the Matter of the Marriage of Ruth Ann Patterson and Robert W. Patterson," entered in the 353rd Judicial District Court of Travis County, Texas, and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Eighty-four Thousand, Seven Hundred DOLLARS (\$84,700.00) executed by Robert W. Patterson and Ruth Ann Patterson, and payable to the order of Principal Residential Mortgage, Inc.. The note is secured by a deed of trust recorded in the official public records of real property of Travis County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

**PROPERTY (including any improvements):**

Lot 13, Block D, of North Shields Section I, a subdivision of record as recorded in Vol. 66, Page 89, Plat Records, Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: None

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments 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 forever. Grantor 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 conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

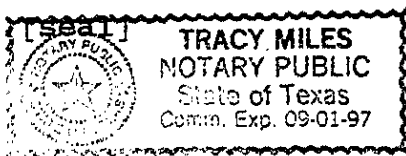
When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

*Robert W. Patterson*  
ROBERT W. PATTERSON, Grantor

STATE OF TEXAS {  
COUNTY OF TRAVIS {

This instrument was acknowledged before me on the 30 day of December, 1993, by Robert W. Patterson.



*Tracy Miles*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Ruth Ann Patterson  
2403 N. Shields  
Austin, Texas 78727

PREPARED IN THE LAW OFFICE OF:

Kennedy & Associate  
316 W. 12th, Suite 307  
Austin, Texas 78701  
512/482-8300

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

APR 14 1994

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

*Anna Robinson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

12165 2315

CARA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

APR 14 11 24 AM '94

FILED