



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

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Hermann Vigil and Alice Pierce Vigil** ("Grantors"), husband and wife, pursuant to that certain Marital Property Agreement dated December 22, 2008, by and between Grantors and for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, have granted, sold, conveyed and partitioned, and by these presents do hereby GRANT, SELL, CONVEY and PARTITION, unto **Alice Pierce Vigil** ("Grantee"), as her sole and separate property, the following described property located in Travis County, Texas:

Lot 17, Block C, of Allandale Park Section 2, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Book 9, Page 26, of the Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, devisees, personal representatives and assigns forever. Grantors hereby bind Grantors and Grantors' respective heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, devisees, personal representatives 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, by through or under Grantors but not otherwise.

This conveyance is made subject to any and all restrictions, easements, conditions, exceptions, impediments, indebtedness, liens, encumbrances and other matters of record in the

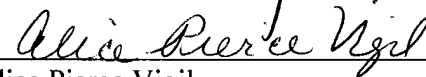
real property records of Travis County, Texas, to the extent, but only to the extent, that the same still remain in effect and affect the property described above. This conveyance also is made subject to payment of any and all taxes associated with the property.

As a result of this deed and said Marital Property Agreement, the property described herein shall be the separate property of Grantee and Hermann Vigil shall have no interest therein.

EXECUTED this 21 day of January, 2009.



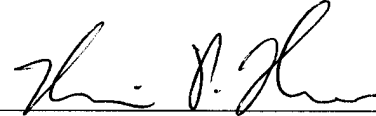
Hermann Vigil



Alice Pierce Vigil

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 21 day of January, 2009, by Hermann Vigil and Alice Pierce Vigil.



Notary Public, State of Texas

ADDRESS OF GRANTORS:

10204 Birdlip Circle
Austin, Texas 78733



ADDRESS OF GRANTEE:

10204 Birdlip Circle
Austin, Texas 78733

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2009 Jan 21 02:11 PM 2009008920

GONZALES \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

AFTER RECORDING, RETURN TO:

Alice Pierce Vigil
10204 Birdlip Circle
Austin, Texas 78733