

Nancy E. Rister

Nancy E. Rister, County Clerk

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Fee: \$ 20.00 Pages: 2

Williamson County Texas

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

CTX GF No. 1077613

Special Warranty Deed with Vendor's Lien

DATE: November 5, 2010

GRANTOR: DEL WEBB TEXAS LIMITED PARTNERSHIP, an Arizona Limited Partnership, by and through its General Partner

GRANTOR'S MAILING ADDRESS: 12301-B Riata Trace Pkwy, Bldg 2 Austin, Travis County, TX 78727

GRANTEE: James Pounds and Leslie Pounds, Husband and Wife

GRANTEE'S MAILING ADDRESS: 508 Salt Creek Lane, Georgetown, Williamson County, Texas 78633

CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of their one certain promissory note of even date therewith in the original principal sum of \$118,390.00 payable to *Pulte Mortgage, LLC* (Lender) as therein provided, and containing the usual clauses for acceleration of maturity in the event of default and for attorney's fees. The note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by Deed of Trust, of even date from Grantee to *Karen Oakerson*, Trustee;

PROPERTY:

Lot 123, Block 5, PLANNED UNIT DEVELOPMENT OF SUN CITY GEORGETOWN, NEIGHBORHOOD FORTY, an addition in Williamson County, Texas, according to the plat thereof recorded in Cabinet FF, Slides 47-51, Plat Records, Williamson County, Texas.

RESERVATIONS: This conveyance is made subject to the liens described as part of the Consideration, if any; all taxes and assessments by any taxing authority for the year 2010 and subsequent years, and any and all homeowners' association and district fees and assessments (the payment of which taxes, fees and assessments are hereby assumed by Grantee); all easements, rights of way, restrictions, reservations covenants, encumbrances, conditions, oil and gas leases, mineral interests and water rights outstanding, and other matters shown on the community plat or otherwise of public record; all conditions and matters that an accurate survey or inspection of the Property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions.

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, *by, through and under Grantor, but not otherwise.*

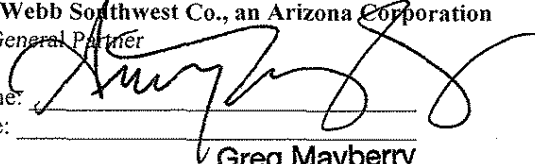
The vendor's lien against and superior title to the property are retained for the benefit of Lender until said note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title to this property are hereby transferred and assigned to Lender without recourse on Grantor.

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

DEL WEBB TEXAS LIMITED PARTNERSHIP, an Arizona
Limited Partnership

By: **Del Webb Southwest Co., an Arizona Corporation**
its General Partner

Name: _____
Title: _____



Greg Mayberry

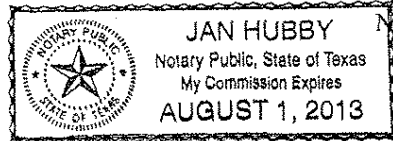
(Acknowledgment)

**General Sales Manager
Central Texas Division**

THE STATE OF TEXAS §
 §
COUNTY OF Wilkinson §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Greg Mayberry, General Sales Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me the same was the act of Del Webb Southwest Co., an Arizona Corporation, the General Partner of Del Webb Texas Limited Partnership, an Arizona Limited Partnership and that he executed the same as the act of such corporation and partnership for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 5 day of Nov., 20 10



Jan Hubby
Notary Public, State of Texas

Prepared in the Law Offices of:
WILLIAM K. ROSENBERRY
1400 W. ABRAM STREET
ARLINGTON, TX 76013

AFTER RECORDING RETURN DOC. TO:
James Pounds
508 Salt Creek Lane
Georgetown, Texas 78633

