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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.

Warranty Deed With Vendor's Lien

Date: December 5, 2008

Grantor: Maxine L. Ottmer

Grantor's Mailing Address: 14320 TANDEM BLVD, APT 5411
AUSTIN, TX 78728

Grantee: Garden Properties, Inc., a Texas Corporation

Grantee's Mailing Address: 4424 Village Oak
Waco, McLennan County, Texas 76710

Consideration: TEN AND NO/100 (\$10.00) and other valuable consideration, and a note of even date that is in the principal sum of \$126,000.00 and is executed by Grantee and payable to the order of **Independent Bank**. The note is secured by a vendor's lien retained in favor of **Independent Bank** in this deed and by a deed of trust of even date from Grantee.

Property (including any improvements): Lot 9, Block 11, of Huntland Heights, Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 15, Page 37 of the Plat Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than grantor, and other instruments, other than conveyances of the surface estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

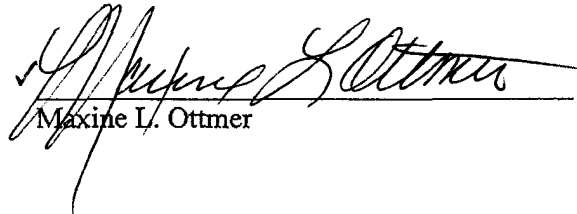
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way

belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and 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 will become absolute.

Independent Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The Vendor's Lien and superior title to the property are retained for the benefit of Independent Bank and are transferred to that party without recourse on Grantor.

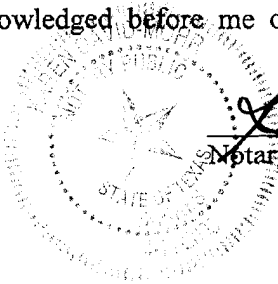
When the context requires, singular nouns and pronouns include the plural.


Maxine L. Ottmer

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on December 5, 2008, by Maxine L. Ottmer.



Notary Public, State of Texas

SEAL

AFTER RECORDING, RETURN TO:
Independent Bank
P. O. Box 21145
Waco, Texas 76702

PREPARED IN THE LAW OFFICES OF:
J. David Carpenter
Segrest & Segrest, P. C.
28015 W. Highway 84
McGregor, Texas 76657
254.848.2600

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Dec 08 02:33 PM 2008195843

CLARKMM \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS