

02/ATZ

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BC/CC/EO

AFTER RECORDING MAIL TO:

MARIO MARTINEZ and ANDREA GUADALUPE MARTINEZ
7905 TIFFANY DR
AUSTIN, TX 78749

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Prepared By:

Robertson & Anschutz, P.C.
10333 Richmond Avenue, Suite 550
Houston, TX 77042



WD

2005173999

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GENERAL WARRANTY DEED

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.

STATE OF TEXAS

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ss.: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT MARY BOMBACH, of TRAVIS County, TEXAS, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by MARIO MARTINEZ and ANDREA GUADALUPE MARTINEZ, husband and wife, hereinafter called "Grantee", whose mailing address is 7905 TIFFANY DR, AUSTIN, TX 78749, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of One Hundred Twenty-One Thousand Two Hundred Dollars (\$121,200.00), of even date herewith, payable to the order of Option One Mortgage Corporation, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Thomas F. Vettters, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in TRAVIS County, Texas, to-wit:

LOT 4, BLOCK G, MAPLE RUN, SECTION 7-A, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 81, PAGE 96, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee. Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED this 15th day of September, 2005
Mary Bombach 15 September 2005
 Seller: MARY BOMBACH Date

INDIVIDUAL(S) ACKNOWLEDGEMENT

STATE OF TEXAS, Travis County ss:

This instrument was acknowledged before me on Sept 15 2005, by MARY BOMBACH.

C. Corich
Notary Public

Printed Name of Notary Public



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Sep 20 09:39 AM 2005173999

KNOWLESR \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS