22923

GENERAL WARRANTY DEED
WITH VENDOR'S LIEN

GRANTEE(S) ADDRESS:
8410 Glen Canyon Drive
Round Rock, Texas 78681

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

That MILCO PROPERTIES, INC., a Texas corporation, doing business as Milco Development, Inc., hereinafter called Grantor of the County of Travis, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS, cash and other good and valuable considerations to Grantor in hand paid by Grantee(s) hereinafter named, receipt of which is hereby acknowledged and of the further consideration of the execution and delivery by the said Grantee(s) of that one certain promissory note of even date herewith, in the principal sum of EIGHTY FOUR THOUSAND FOUR HUNDRED NINETY THREE AND NO/100 DOLLARS ($84,493.00) payable to the order of MILTEX MORTGAGE, INC., hereinafter called Mortgagee, in installments as in said note provided, bearing interest from date at the rate specified, and containing the usual provisions for attorney's fees; the said Mortgagee, at the special instance and request of the Grantee(s) herein having advanced the sum of said note as part purchase price for the property herein conveyed, the receipt of which is hereby acknowledged, and the said Mortgagee is hereby subrogated to all of the rights of the Grantor herein, and the Vendor's lien and superior title is hereby expressly transferred to and retained in favor of the said Mortgagee to secure the payment of said Note, the same as if said Mortgagee were the Grantor herein; said Note being further and additionally secured by Deed of Trust of even date herewith from Grantee(s) to Paul Schwab, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes:

HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto WILLIAM E. KOKAS and wife, ROSEANNE D. KOKAS herein called Grantee(s) of Williamson County, Texas, all that certain tract or parcel of land situated in Williamson County, Texas and being:

Lot Two (2), Block "G", FERN BLUFF SECTION TWO, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet H, Slides 283-287, Plat Records of Williamson County, Texas.

This conveyance is made subject to the following matters, but only to the extent same are in effect at this time and only to the extent that they relate to the hereinabove described property; Restrictions, covenants, easements and outstanding mineral reservations, rights and royalties, if any, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said Grantee(s) above named, Grantee(s) heirs, executors and administrators forever, and the undersigned hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND the title to said property unto the said Grantee(s) above named, Grantee(s) heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

BUT IT IS EXPRESSLY AGREED AND STIPULATED that the Vendor's lien, including the superior title, is retained against the above described property, premises, and improvements, in favor of Mortgagee, its successors and assigns, until the above described note and all accrued interest thereon, and all renewals and or extensions thereof, together with all interest thereon, is fully paid according to its face and tenor, effect and reading, and together with all additional sums that may become due and payable by the terms of said note and/or by the terms of the aforesaid Deed of Trust, when this deed shall become absolute, and Grantor herein transfers unto said Mortgagee, its successors and assigns, the Vendor's Lien and superior title to the above described property, premises and improvements, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantor assigned to said Mortgagee without recourse.

Taxes for the current year having been prorated, the payment thereof is hereby assumed by Grantee(s).

EXECUTED THIS 26th day of July, 19 91.

MILCO PROPERTIES, INC.

By: _____
Barney Reynolds
Vice President

STATE OF TEXAS $
COUNTY OF TRAVIS $

This instrument was acknowledged before me on the 26th day of July, 19 91, by Barney Reynolds, Vice President of Milco Properties, Inc. a Texas corporation, on behalf of said corporation.

_____
Notary Public, State of Texas

TERRI DIANE GALLO
Notary Public, State of Texas
My Commission Expires
MARCH 9, 1994

STATE OF TEXAS COUNTY OF WILLIAMSON
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 Williamson County, Texas, as stamped hereon by me, on

AUG 0 5 1991

James S. Boyleston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1991 AUG -2 PM 4:53
James S. Boyleston
COUNTY CLERK

Return to:
Travis Title Co.
G. F. # 211830
Buyers Name
KoKo