



GF No 99090274

GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS:

THAT **NEWMARK HOMES, L.P.**, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **DANIEL Z. FENG AND WENDY W. XIE, HUSBAND AND WIFE**, whose mailing address is **9036 EVENING PRIMROSE, AUSTIN, TEXAS 78750**, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum, being in the amount specified in that certain deed of trust referenced below, being of approximate even date herewith, payable to the order of **NORWEST MORTGAGE, INC**, hereinafter called "Mortgagee," and bearing interest at the rate therein provided; said Note containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **ROBERT K. FOWLER**, Trustee, and

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WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, and said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens,

And Grantor has BARGAINED, SOLD, GRANTED AND CONVEYED, and by these presents does BARGAIN, SELL, GRANT AND CONVEY, unto said Grantee, the following described real property, to-wit:

LOT 61, BLOCK "N", OF THE ENCLAVE SECTION ONE AT THE VILLAGES OF SPICEWOOD, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 93, PAGES 146-147, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

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

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of the aforesaid County

But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms thereof, when this Deed shall become absolute, which Vendor's Lien and Superior Title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above

WHEN this Deed is executed by more than one person, or when the GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed to correspond, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns" Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

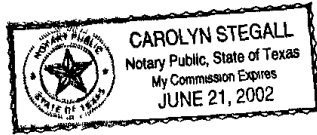
DATED the 29th day of October, 1999

NEWMARK HOMES, L.P.
NEWMARK HOME CORPORATION, A GENERAL PARTNER

By *Brian Shields*
Name BRIAN SHIELDS
Title SR. VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged ~~before me~~ on the 29 day of October,
1999 by DANA DEBEAUVOIR SR. VICE PRESIDENT of
NEWMARK HOMES, L.P., on behalf of said LIMITED PARTNERSHIP.



Carolyn Stegall
Notary Public

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
by _____ of
_____, on behalf of said _____

Notary Public

RETURN TO
CASH / STAI
STEWART TITLE AUSTIN, INC
ATTN POLICY DEPARTMENT
P O Box 1806
Austin TX 78767

~~After Recording, Return To:~~
DANIEL Z FENG
WENDY W XIE
9036 EVENING PRIMROSE
AUSTIN, TEXAS 78750

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

11-02-1999 09 56 AM 1999132600
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DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS