

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DATE: January 4, 2007

Bk Vol Pg
70002375 OPR 3096 257

GRANTOR: Lennar Homes of Texas Sales and Marketing, Ltd., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 12301 Research Blvd., #100, Austin, Texas 78759

GRANTEE: Melissa K. Vladyka, an unmarried woman

GRANTEE'S MAILING ADDRESS: 981 Shadow Creek Blvd
Buda TX 78610

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$127,600.00, and is executed by Grantee, payable to the order of Universal American Mortgage Company, LLC, a Florida limited liability company. The note is secured by a vendor's lien retained in favor of Universal American Mortgage Company, LLC, a Florida limited liability company in this deed and by a deed of trust of even date from Grantee to Scott R. Valby, Trustee.

PROPERTY (including any improvements):

Lot 33, Block U, SHADOW CREEK PHASE ONE SECTION THREE, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 246, Plat Records of Hays County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year 2007 and subsequent years.

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 anywise 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, successors and assigns 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 conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

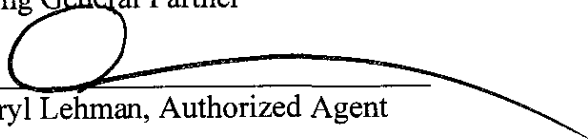
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Universal American Mortgage Company, LLC, a Florida limited liability company, 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 Universal American Mortgage Company, LLC, a Florida limited liability company and are transferred to that party.

Lennar Homes of Texas Sales and
Marketing, Ltd., a Texas limited partnership

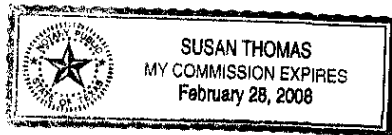
By: Lennar Texas Holding Company,
Managing General Partner

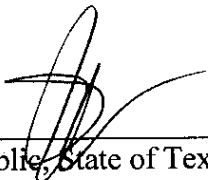
By: 
Cheryl Lehman, Authorized Agent

Acknowledgment

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19 day of January, 2007, by Cheryl Lehman, Authorized Agent of Lennar Texas Holding Company, a Lennar corporation, on behalf of said corporation, as Managing General Partner of Lennar Homes of Texas Sales and Marketing, Ltd., a Texas limited partnership, on behalf of said partnership.





Notary Public, State of Texas

After Recording Return To:

RETURN TO:
NORTH AMERICAN TITLE
12301 Research, Building 4, Ste. 120
Austin, TX 78759

2dj2354-fw

Filed for Record in:
Hays County
On: Jan 24, 2007 at 01:01P
Document Number: 70002375
Amount: 24.00
Receipt Number - 163479
By,
Rose Robinson, Deputy
Linda Fritsche, County Clerk
Hays County