

BK2032PG0740

## GENERAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS      001294  
                                          )  
                                          )  
 COUNTY OF Johnson        )

KNOW ALL MEN BY THESE PRESENTS:

THAT John C. Volkman, an unmarried person, hereinafter called GRANTOR (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by Maureen N. Werr and Scott E. Werr, wife and husband, whose mailing address is 206 Sherry Lane, Burleson, TX 76028, hereinafter called GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of a sum paid to GRANTOR by Norwest Mortgage, Inc., hereinafter called BENEFICIARY, at the special instance and request of GRANTEE, the receipt and sufficiency of which sum, being in the amount specified in that certain deed of trust referenced below, is hereby acknowledged and confessed; and as evidence of such advancement, GRANTEE has executed GRANTEE'S note of approximate date herewith for such amount payable to the order of BENEFICIARY, said note payable as provided therein and bearing interest at the rate specified therein; and the payment of said note is secured by a vendor's lien reserved herein and is additionally secured by a deed of trust of even date with said note, executed by GRANTEE to Robert K. Fowler, TRUSTEE, reference to which deed of trust is hereby made for all purposes; and in consideration of the payment by BENEFICIARY of the sum specified in said deed of trust, GRANTOR hereby transfers, sets over, assigns, and conveys unto BENEFICIARY and its assigns a vendor's lien and superior title retained and reserved herein against the property and premises conveyed herein in the same manner and to the same extent as if said note had been executed in GRANTOR'S favor and assigned by GRANTOR to BENEFICIARY without recourse; and GRANTOR has BARGAINED, GRANTED, SOLD, and CONVEYED, and by these presents does BARGAIN, GRANT, SELL, and CONVEY unto GRANTEE, the following described property, to-wit:

BEING A 3.062 ACRE TRACT OF LAND OUT OF THE N. C. RENFRO SURVEY, ABSTRACT NO. 738, IN JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE TRACT CONVEYED TO JOHN C. VOLKMAN AND CAROL VOLKMAN, BY DEED RECORDED IN VOLUME 902, PAGE 589, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

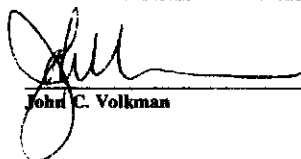
TO HAVE AND TO HOLD the above-described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto GRANTEE and GRANTEE'S heirs and assigns against every person whomsoever 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 and stipulated that the vendor's lien and superior title are retained in favor of the payee in said note against the above-described property, premises, and improvements until said note and all interest thereon is fully paid according to the face, tenor, effect, and reading thereof, when this deed shall become absolute.

When this deed is executed by more than one person, or when GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond; 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."

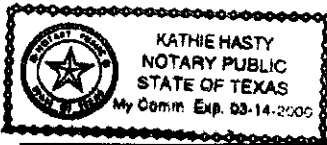
EXECUTED this 15TH day of JANUARY, 19 97.

  
 John C. Volkman

ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF JOHNSON )

This instrument was acknowledged before me on January 15, 19 97, by John C. Volkman.



Kathie Hasty  
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by .

\_\_\_\_\_  
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by .

\_\_\_\_\_  
Notary Public, State of Texas

After Recording Return to:

Maureen N. Werr  
Scott E. Werr  
206 Sherry Lane  
Burleson, TX 76028

3.062 ACRE TRACT

Being a 3.062 acre tract of land out of the H. C. RENEIRO SURVEY, ABSTRACT NO. 738, in Johnson County, Texas, and being a portion of the tract conveyed to John C. Volkman by deed recorded in Volume 902, Page 509, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin found in the West line of said Volkman tract, South 21 degrees, 38 minutes, 07 seconds West a distance of 311.98 feet from the Northwest corner of said Volkman tract

THENCE South 75 degrees, 55 minutes, 14 seconds East a distance of 237.68 feet to a post for corner;

THENCE North 50 degrees, 54 minutes, 04 seconds East a distance of 133.07 feet to a post for corner;

THENCE South 20 degrees, 47 minutes, 36 seconds East a distance of 10.00 feet to a point for corner in the centerline of a 30.0 foot wide Ingress-Egress easement recorded in Volume 1814, Page 321, Official Records of Johnson County, Texas;

THENCE along said centerline, Southwesterly along a curve to the left having a radius of 61.25 feet, a distance of 60.62 feet to a point, the end of said curve, South 11 degrees, 58 minutes, 41 seconds West a distance of 205.41 feet to a point, the beginning of a curve to the left having a radius of 247.86 feet, and along said curve a distance of 76.72 feet to a point, the end of said curve and the end of said easement;

THENCE South 05 degrees, 45 minutes, 25 seconds East a distance of 27.45 feet to a point for corner;

THENCE North 75 degrees, 56 minutes, 00 seconds West, at 36.29 feet a 1/2 inch iron pin found at the Southeast corner of a 5.0 acre tract described by deed recorded in Volume 1672, Page 294, Deed Records of Johnson County, Texas, continuing along the Northern line of said 5.0 acre tract, in all a distance of 502.99 feet to a 1/2 inch iron pin found for corner at the Northwest corner of said 5.0 acre tract and in a West line of said Volkman tract;

THENCE North 21 degrees, 38 minutes, 07 seconds East along said West line a distance of 247.54 feet to the POINT OF BEGINNING and containing 3.062 acres of land, more or less.

TOGETHER WITH:

Ingress-Egress Easement.

Being a tract of land out of the H. C. RENEIRO SURVEY, ABSTRACT NO. 738, in Johnson County, Texas, and being a portion of the tract conveyed to John C. Volkman by deed recorded in Volume 902, Page 509, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point, said point being North 14 degrees, 04 minutes, 00 seconds East a distance of 19.10 feet from the Northeast corner of a 5.0 acre tract of land out of said Kenfro Survey described by deed recorded in Volume 1672, Page 294, Deed Records, Johnson County, Texas;

THENCE North 84 degrees, 14 minutes, 35 seconds East at 13.68 feet the Southwest corner of a 30.00 foot wide Ingress-Egress easement recorded in Volume 1814, Page 321, Official Records of Johnson County, Texas, continuing along the Southern line of said easement, in all a distance of 43.68 feet to a point for corner;

THENCE South 14 degrees, 04 minutes, 00 seconds West a distance of 185.91 feet to a point for corner in the Easterly line of said 5.0 acre tract;

THENCE North 75 degrees, 56 minutes, 00 seconds West a distance of 41.09 feet to a point for corner in the Easterly line of said 5.0 acre tract;

THENCE North 14 degrees, 04 minutes, 00 seconds East along said Easterly line, at 155.00 feet the Northeast corner of said 5.0 acre tract, in all a distance of 171.10 feet to the POINT OF BEGINNING.

WARNING -- THIS IS PART OF THE OFFICIAL RECORD -- DO NOT DESTROY

INSTRUMENT WHICH REFLECTS  
THE ACT OF THE DE  
OF THE DEPARTMENT OF  
INVESTIGATION AND  
FEDERAL LAW.

COUNTY CLERK'S OFFICE  
PORTION OF THIS DOCUMENT NOT  
LEGIBLE AND/OR REPRODUCIBLE  
WHEN RECEIVED. BUT RECORDED  
AT CUSTOMER'S REQUEST

FILED FOR RECORD 2.01P

                      
DEPUTY

JAN 24 1957

COUNTY CLERK JOHNSON COUNTY  
BY                      DEPUTY

STATE OF TEXAS  
COUNTY OF JOHNSON

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 OFFICIAL PUBLIC  
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as  
shown hereon.



                      
CURTIS H. DOUGLAS  
COUNTY CLERK  
JOHNSON COUNTY, TEXAS