

BK2032PG0740

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF Johnson

001294

) 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:

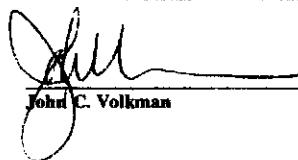
BEING A 3.062 ACRE TRACT OF LAND OUT OF THE N. C. RENFRO SURVEY, ABSTRACT NO. 738, IN JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE TRACT CONVEYED TO JOHN C. VOLKMAN AND CAROL VOLKMAN, BY DEED RECORDED IN VOLUME 902, PAGE 509, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED 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."

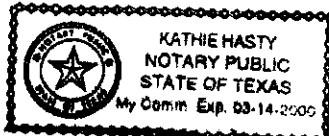
EXECUTED this 15TH day of JANUARY, 19 97.


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

3.002 ACRES FRAZER

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

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 1/24/2018 BY 60162
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 1/24/2018 BY 60162

...COUNTY CLERK'S MEMO
PRINTOUT OF THIS DOCUMENT NOT
EASILY ANNOTATED OR REPRODUCIBLE
WHEN RECEIVED. BUT RECORDED
AT CUSTOMER'S REQUEST

FILED FOR RECORD

201P

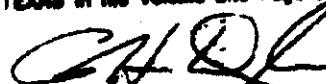
JAN 24 1997

COUNTY CLERK JOHNSON COUNTY
BY [REDACTED] DEPUTY

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this instrument was FILED on the date and at the time
stamped herein by me and was duly RECORDED in the OFFICIAL PUBLIC
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as
shown herein.




CURTIS H. DOUGLAS
COUNTY CLERK
JOHNSON COUNTY, TEXAS