

BJC/mm/620-27

2253

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## WARRANTY DEED WITH VENDOR'S LIEN

Date: September 8, 1987

Grantor: LEROY OWENS and wife, RUTH OWENS,

Grantor's Mailing Address (including county): 3610 Gila, Temple, Bell County, Texas  
76504

Grantee: STRASBURGER PARTNERSHIP, a Texas General Partnership,

Grantee's Mailing Address (including county): P. O. Box 6117, Temple, Bell County, Texas  
76503-6117

Consideration: TEN DOLLARS (\$10.00) and a note of even date that is in the principal amount of SIXTY-ONE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$61,250.00) and is executed by Grantee, payable to the order of Grantors. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to BENJAMIN J. CUBA, Trustee.

002342

Property (including any improvements): Lots Seven (7) and Eight (8), Block Fourteen (14), Eugenia Terrace Addition to the City of Temple, Bell County, Texas, according to the map or plat of record in Volume 241, Page 564, Deed Records of Bell County, Texas, together with all improvements on said land.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, 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, but only to the extent that they are still in effect, relating to the hereinabove described property.

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 any wise 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, and successors 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 warranty.

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.

Leroy Owens

LEROY OWENS

Ruth Owens

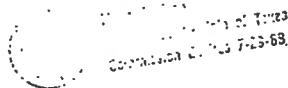
RUTH OWENS

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF Bell

This instrument was acknowledged before me on the  
by LEROY OWENS and wife, RUTH OWENS.

10<sup>th</sup> day of September, 1987



Linda Chaison

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by  
of  
a

day of , 19

corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:  
CUBA & SIMMON  
A Professional Corporation  
First National Building  
P O Box 1003  
Temple, Texas 76503-1003

002342

FILED FOR RECORD THIS

Ms VADA SUTTON COUNTY CLERK BELL COUNTY TEXAS

14

DAY OF

Sept

1987

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Deputy