

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STREET DEED

Grantors: Bobby Wayne Richie and Vickie Lee

Grantors' Mailing Address (including county):

1507 Weiskopf Loop
Round Rock, Williamson County, Texas 78664

Grantee: City of Austin, a municipal corporation situated in Hays, Travis and Williamson Counties Texas

Grantee's Mailing Address (including county):

P.O. Box 1088
Austin, Travis County, Texas 78767-1088
ATTN: Planning and Development Review Department
Case No. C14-2014-0101

Consideration: Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property: That certain tract or parcel of land in Travis County, Texas more particularly described by EXHIBIT "A" which is attached hereto and incorporated herein.

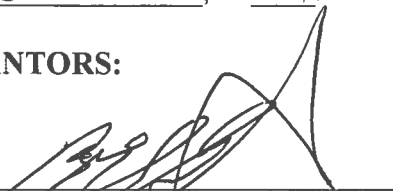
Conveyance: Grantors, for the consideration hereinbefore stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, **GRANT, SELL AND CONVEY** to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee and Grantee's successors or assigns forever.

Grantors bind Grantors and Grantors' heirs, executors, administrators, successors, and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part hereof.

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

EXECUTED to be effective on the 15 day of Oct., 2014.

GRANTORS:

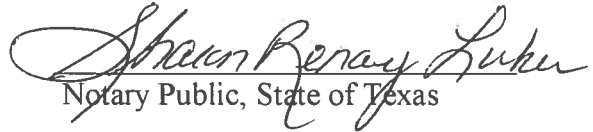

Bobby Wayne Richie

STATE OF TEXAS §
COUNTY OF Houston §

Before me Sharon Renay Luker, Notary Public, on this day personally appeared Bobby Wayne Richie, known to me personally or through Texas driver's license number Tx 06867732 to be the person whose name is subscribed to the foregoing instrument and he acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on Oct. 15, 2014.




Notary Public, State of Texas

Vickie Lee

STATE OF TEXAS §
COUNTY OF _____ §

Before me _____, Notary Public, on this day personally appeared Vickie Lee, known to me personally or through Texas driver's license number _____ to be the person whose name is subscribed to the foregoing instrument and she acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on _____, 20____.

Notary Public, State of Texas

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

EXECUTED to be effective on the 15 day of October, 20 14.

GRANTORS:

Bobby Wayne Richie

STATE OF TEXAS §
COUNTY OF T §

Before me _____, Notary Public, on this day personally appeared Bobby Wayne Richie, known to me personally or through Texas driver's license number _____ to be the person whose name is subscribed to the foregoing instrument and he acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on _____, 20____.

Notary Public, State of Texas

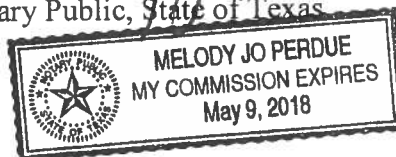
Vickie D. Lee
Vickie Lee

STATE OF TEXAS §
COUNTY OF Travis §

Before me Melody Jo Perdue, Notary Public, on this day personally appeared Vickie Lee, known to me personally or through Texas driver's license number 02550541 to be the person whose name is subscribed to the foregoing instrument and she acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on October 15, 2014.

Melody Jo Perdue
Notary Public, State of Texas



ACCEPTED: PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT

CITY OF AUSTIN

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Title: Assistant City Attorney

EXHIBIT "A"

Page 1 of 3

LOT 7, M & J ADDITION SECTION 2
0.025 ACRE

BEING A 0.025 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN OCTOBER 2014, AND LOCATED IN THE M. CASTRO SURVEY NUMBER 50, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 7, M & J ADDITION SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.025 ACRE TRACT BEING A FIVE FOOT WIDE STRIP OF LAND ADJACENT TO, AND PARALLEL WITH, THE NORTH PROPERTY LINE OF SAID LOT 7, AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the south right of way (ROW) line of Gregg Lane (60' ROW) for the northwest corner of said Lot 7, same being the northeast corner of Lot 6, of said M & J Addition Section 2, for the **POINT OF BEGINNING**, from which a ½ inch iron rod found for the northwest corner of said Lot 6, bears N61°45'57"W, a distance of 231.35 feet;

THENCE with the south right of way line of Gregg Lane, same being the north line of said Lot 7, S61°50'13"E, a distance of 220.61 feet to a ½ inch iron rod with plastic "Delta Survey" cap set for the northeast corner of said Lot 7, same being in the west right of way line of Cameron Road (ROW varies);

THENCE with the west right of way line of Cameron Road, same being the east line of said Lot 7, S27°17'47"W, a distance of 5.00 feet to a ½ inch iron rod with plastic "Delta Survey" cap set;

THENCE leaving the west right of way line of Cameron Road and crossing said Lot 7, N61°50'13"W, a distance of 220.69 feet to a ½ inch iron rod with plastic "Delta Survey" cap set in the west line of said Lot 7, same being the east line of said Lot 6;

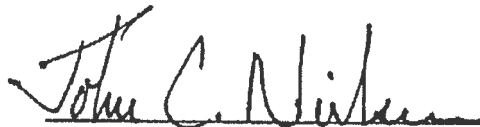
LOT 7, M & J ADDITION SECTION 2
0.025 ACRE

THENCE with the east line of said Lot 6, same being the west line of said Lot 7, N28°09'47"E, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.025 acres of land, more or less.

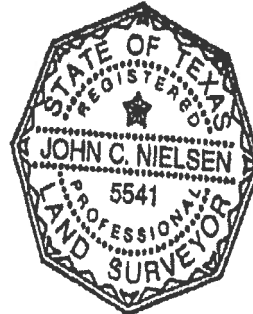
BEARING BASIS: Texas State Plane Coordinate System, Central Zone NAD83/HARN

I, John C. Nielsen, hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during October 2014, and is true and correct to the best of my knowledge and belief.

Date: 10-07-14



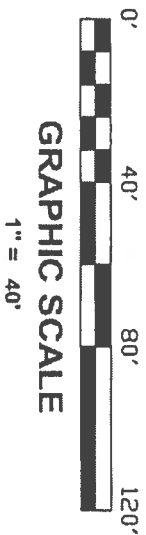
John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS FIRM NO. 10004700

M. CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS
OCTOBER 2014

PAGE 3 OF 3



1" = 40'

LOT 6,
M & J ADDITION SECTION 2,
VOL. 79, PG. 158
P.R.T.C.TX.

LEGEND

- () RECORD INFORMATION
- 1/2 INCH IRON ROD FOUND
- 1/2 IRON ROD WITH "DELTA SURVEY" CAP SET
- P.O.B. POINT OF BEGINNING
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS

* SKETCH TO ACCOMPANY FIELD NOTES *
-ALL POINTS CALCULATED UNLESS OTHERWISE NOTED-

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
OFFICE: 512.282.5200 FAX: 512.282.5220
WWW.DELTASURVEYGROUP.COM
TBP.LS FIRM NO. 10004700

QUAD MANOR
PROJECT LOT 7 M & J ADDITION
DWG. 0.025 AC

LOT 7,
M & J ADDITION SECTION 2,
VOL. 79, PG. 158
P.R.T.C.TX.

11.072 ACRES
JACK GULLAHORN
VOL. 11272, PG. 1184
R.P.R.T.C.TX.

GREGG LANE
(R.O.W. VARIES)
S61°50'13"E 220.61'
(358°17'E 220.61')
R28.1 ACRES
N61°50'13"W 220.69'

LINE	BEARING	DISTANCE
L1	S27°17'47"W	5.00'
L2	N28°09'47"E	5.00'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

CAMERON ROAD
(R.O.W. VARIES)

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES
[OWNERSHIP TYPE - INDIVIDUAL]

Date: October 15, 2014

Affiant: Bobby Wayne Richie

Grant Document: The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. I am making this affidavit on my behalf. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit as holder of title to the Property, I have recently reviewed the records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. I hold title to the Property (as a tenant in common with my daughter Vickie Lee);
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at my instance and request, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;
5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against me that would affect the Property; and
6. I am not a debtor in bankruptcy.

Executed effective the Date first above stated.

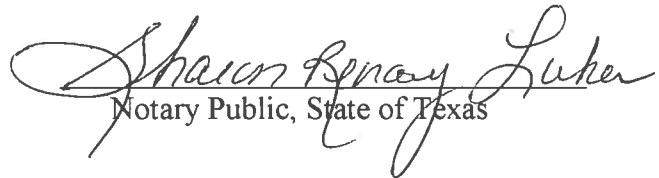
By: 
Name: **Bobby Wayne Richie**

STATE OF TEXAS §
COUNTY OF Houston §

Before me, the undersigned notary, on this day personally appeared Bobby Wayne Richie, known to me personally or through valid identification to be the person whose name is subscribed to the preceding instrument, and he subscribed and swore to the instrument before me and acknowledged to me that he executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on Oct. 15, 2014.




Notary Public, State of Texas

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES
[OWNERSHIP TYPE - INDIVIDUAL]

Date: 10-15, 2014

Affiant: Vickie Lee

Grant Document: The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. I am making this affidavit on my behalf. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit as holder of title to the Property, I have recently reviewed the records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. I hold title to the Property (as a tenant in common with my father Bobby Wayne Richie);
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at my instance and request, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;
5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against me that would affect the Property; and
6. I am not a debtor in bankruptcy.

Executed effective the Date first above stated.

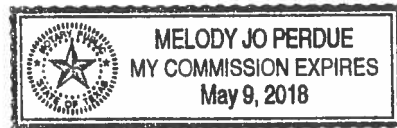
By: Vickie D. Lee
Name: **Vickie Lee**

STATE OF TEXAS §
COUNTY OF Travis §

Before me, the undersigned notary, on this day personally appeared Vickie Lee, known to me personally or through valid identification to be the person whose name is subscribed to the preceding instrument, and she subscribed and swore to the instrument before me and acknowledged to me that she executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on October 15, 2014.

Melody Jo Perdue
Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

PROJECT INFORMATION:

Project Name: Bobby Wayne Richie and Vickie Lee
Zoning Case Manager: Heather Chaffin
Zoning Case No.: C14-2014-0101

OWNERSHIP AND LIEN CERTIFICATE

File No. CS20140338

Issued: October 23, 2014

*This is to certify that we have searched the records of Travis County in the **Office of Heritage Title Company of Austin, Inc.**, through **October 16, 2014** at **8:00 a.m.** as to the following described property, to-wit:*

LEGAL DESCRIPTION

Being a 0.025 acre tract our of Lot(s) 7, M & J Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 79, Page(s) 158, Plat Records of Travis County, Texas and being more particularly described by metes and bounds as shown on Exhibit A attached hereto.

RECORD TITLE APPEARS TO BE VESTED IN: ***Bob W. Richie, aka Bobby Wayne Richie, by deeds recorded in Volume 7875, Page 384, Deed Records, Volume 10767, Page 542, Real Property Record and Vickie Lee, by deed recorded under Document Nos. 2006221659 and 2012074462, Official Public Records of Travis County, Texas.***

LIENS:

(None of Record)

*The following information is based on a general search, from **October 16, 1994** through **October 16, 2014** as to the following person(s) and/or entity(ies):*

***Bob W. Richie
Vickie Lee***

(None of Record)

*This certificate is for the use of and shall inure to the benefit of **Jackson Walker LLP** and is issued in consideration of \$100.00 paid to **Heritage Title Company of Austin, Inc.**, (The Company) by same to whom said sum shall be returned as liquidated damages in the event of any mistake, error and or omissions herein, and by accepting this certificate, same agrees that said sum and no more shall constitute the full measure of damages against **the Company**. None of the information contained herein, or the absence of other information constitutes a representation to any party as to the status of the title to the subject property. If a title defect and/or encumbrance should exist which is not disclosed herein, **the Company** shall not be liable by reason of furnishing this certificate or for any verbal statements related thereto. **The Company** shall not be liable for any title defect unless a title policy is hereafter issued by its insuring against such title defect, and the*

applicable title policy premium paid. The company's liability shall then exist only under the terms of its policy as prescribed by the Department of Insurance and as measured and limited thereby.

HERITAGE TITLE COMPANY OF AUSTIN, INC.



Rosie Albritton

Customer Service/Examiner

LOT 7, M & J ADDITION SECTION 2
0.025 ACRE

BEING A 0.025 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN OCTOBER 2014, AND LOCATED IN THE M. CASTRO SURVEY NUMBER 50, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 7, M & J ADDITION SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.025 ACRE TRACT BEING A FIVE FOOT WIDE STRIP OF LAND ADJACENT TO, AND PARALLEL WITH, THE NORTH PROPERTY LINE OF SAID LOT 7, AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the south right of way (ROW) line of Gregg Lane (60' ROW) for the northwest corner of said Lot 7, same being the northeast corner of Lot 6, of said M & J Addition Section 2, for the **POINT OF BEGINNING**, from which a ½ inch iron rod found for the northwest corner of said Lot 6, bears N61°45'57"W, a distance of 231.35 feet;

THENCE with the south right of way line of Gregg Lane, same being the north line of said Lot 7, S61°50'13"E, a distance of 220.61 feet to a ½ inch iron rod with plastic "Delta Survey" cap set for the northeast corner of said Lot 7, same being in the west right of way line of Cameron Road (ROW varies);

THENCE with the west right of way line of Cameron Road, same being the east line of said Lot 7, S27°17'47"W, a distance of 5.00 feet to a ½ inch iron rod with plastic "Delta Survey" cap set;

THENCE leaving the west right of way line of Cameron Road and crossing said Lot 7, N61°50'13"W, a distance of 220.69 feet to a ½ inch iron rod with plastic "Delta Survey" cap set in the west line of said Lot 7, same being the east line of said Lot 6;

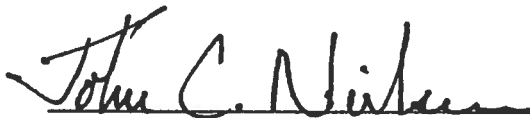
LOT 7, M & J ADDITION SECTION 2
0.025 ACRE

THENCE with the east line of said Lot 6, same being the west line of said Lot 7, N28°09'47"E, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.025 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone NAD83/HARN

I, John C. Nielsen, hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during October 2014, and is true and correct to the best of my knowledge and belief.

Date: 10-07-14



John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

TBPLS FIRM NO. 10004700

PAGE 3 OF 3



1" = 40'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

1832 382 765
NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constituting the practice of law. No "standard form" can
meet all requirements.

OCT-5-82 3833 * 7:00

WARRANTY DEED WITH VENDOR'S LIEN

2-98-4217

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That WE, MIKE MARTIN LEFF AND JACK HOWARD, BOTH MARRIED MEN, OWNING
AND OCCUPYING OTHER PROPERTY AS HOMESTEAD,

of the County of TRAVIS and State of TEXAS for and in
consideration of the sum of TEN AND NO/100 (\$10.00)-----

-----DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which
is hereby acknowledged, and the further consideration of the execution and delivery by Grantees
of their one certain promissory note of even date herewith in the principal
sum of TWENTY-FOUR THOUSAND AND NO/100 (\$24,000.00) DOLLARS, payable to the
order of Mike Martin Leff and Jack Howard, as therein provided and bearing
interest at the rates therein specified and providing for acceleration of
maturity in event of default and for attorney's fees.

It is stipulated, covenanted and agreed that the lien created by this instru-
ment is secondary and inferior to the lien securing the unpaid balance of
the following indebtedness:

(1) Note in the amount of \$128,000.00, described in and secured by a Deed
of Trust of record in Volume 4317, Page 428, Deed of Trust Records, Travis
County, Texas,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed
of trust of even date herewith to JAMES M. STEED, Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

BOB W. RICHIE AND WIFE, BEVERLY ANN RICHIE, OF 304
Nickel Ct., Austin, TX 78753,
of the County of TRAVIS and State of TEXAS all of the following described real
property in Travis County, Texas, to-wit:

DEED RECORDS
Travis County, Texas

7875

384

5-88-4518

DEED RECORDS

3832

384

2-98-4218

SEAL

Tract 7 of M and J Addition, Section 2, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Volume 79, Page 158, of the Map Records of Travis County, Texas.

This conveyance is made and accepted subject to all reservations, restrictions, conditions, rights of way and easements of record, if any, insofar as the same affect the above described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee s, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED

this

16th

day of

September

A.D. 19

82

WITNESSETH

MEKE MARTIN LEFF

001-2-0122-1871

18

JACK HOWARD

7875

385

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared

MIKE MARTIN LEFF,

known to me to be the person whose name IS subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

2-98-4219

Given under my hand and seal of office on this the

23rd day of Sept. 1982

Notary Public in and for TRAVIS County, Texas.

My commission expires 3/9 1984

GAIL A BLAKE

(Printed or stamped name of notary)

NOTARY SEAL

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

JACK HOWARD,

known to me to be the person whose name IS subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

20th day of September, A.D. 1982

Notary Public in and for Tarrant County, Texas.

My commission expires 5-15-84 19

GLORIA Prestage
(Printed or stamped name of notary)

NOTARY SEAL

FILED

OCT 5 3 40 PM '82

County Clerk
TRAVIS COUNTY, TEXAS

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

day of

, A.D. 19

Notary Public in and for County, Texas.

My commission expires 19

(Printed or stamped name of notary)

I hereby certify that this instrument was filed on the

date of this instrument, in the Volume and Page of the named RECORDS

of Travis County, Texas, as stamp hereon by me, on

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the

day of

, A.D. 19

Notary Public in and for County, Texas.

My commission expires 19

(Printed or stamped name of notary)



OCT 5 1982

County Clerk
TRAVIS COUNTY, TEXAS

7875 386

DOC. NO.

00081152

FILM CODE

00004399346

2:53 PM 3537

5.00 INDX
3 5 09/02/88
\$11.52-DOC#
54.70-CHK#

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS *
COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BEVERLY ANN CLARK, 850 E. Anderson Lane, Austin, Travis County, Texas, 78754, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of that one certain promissory note of even date herewith in the principal sum of \$13,235.00, payable to the order of Grantor, as therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and it additionally secured by a deed of trust of even date herewith to J. B. Marshall, Jr., Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto BOBBY WAYNE RICHIE, of P.O. Box 265, Pflugerville, Travis County, Texas, 78660, the following land situated in the County of Travis, State of Texas, more particularly described as follows:

Lot 7, M&J Addition, Section 2, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 79, Page 158, Plat Records, Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs, executors and assigns forever; and I do hereby bind myself, my heirs, executors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs, executors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

This conveyance is made subject to all of the reservations, covenants, conditions, restrictions and easements of record in the Deed or Plat Records of Travis County, Texas, which are applicable to the property hereby conveyed.

EXECUTED this 26th day of August, 1988.

Beverly Ann Clark
Beverly Ann Clark

THE STATE OF TEXAS *
COUNTY OF TRAVIS *

This instrument was acknowledged before me on the 26th day of August, 1988, by Beverly Ann Clark.

NOTARY SEAL

Robin Ann Drerich
Notary Public, State of Texas

After Recording Return to:
J.B. Marshall, Jr.
P.O. Box 750
Pflugerville, TX 78660

REAL PROPERTY RECORDS
Travis County, Texas

10767 0542

STATE OF TEXAS COUNTY OF TRAVIS
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 Volume and Page of the
named RECORDS of Travis County, Texas, on

SEP 2 1988



Nina L. Bunker
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

1988 SEP -2 PM 1:58

DANA CALDWELL
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
Travis County, Texas

200

10767

0543



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: November 3, 2006

Grantors: Bobby Wayne Richie

Grantors mailing

Address: 1722 Fort Worth Highway, Weatherford, Texas 76086

Grantee: Vickie Lee

Grantee's mailing

Address: 1507 Weiskopf Loop, Round Rock, Texas 78664

Consideration: One Hundred Fifty Thousand and No/100 (\$150,000.00) and other good and valuable consideration.

Property:

An undivided fifteen percent (15%) in and to Lot 7, M & J Addition, Section 2, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 79, Page 158, Plat Records, Travis County, Texas.

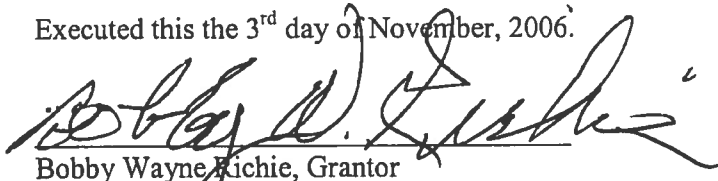
This conveyance is made and accepted subject to the following matters:

Recorded Restrictions, leases, easements, mineral reservations and oil and gas leases, if any, and to all zoning laws, regulations, ordinances of municipal and/or other governmental authorities, if any, and discrepancies, shortages in area, boundary lines, or any encroachments or protrusions or any overlapping of improvements.

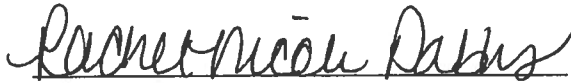
Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold unto the Grantee and Grantee's successors or assigns forever. Grantors do hereby bind Grantor's successors and assigns to warrant and forever defend, all and singular the aforesaid property to Grantee, and Grantee's 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 set out herein.

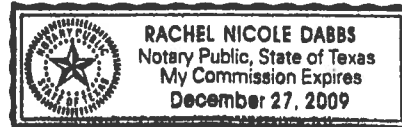
When the context requires, singular nouns and pronouns include the plural.

Executed this the 3rd day of November, 2006.


Bobby Wayne Richie, Grantor

This instrument was acknowledged before me on this the 3rd day of November, 2006, by the parties whose signatures are set out above as Grantor.


Notary Public



After Recording, Return To:

BOB RICHIE
1722 FORT WORTH HIGHWAY
WEATHERFORD, TEXAS 76086

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2006 Nov 16 11:57 AM

2006221659

RANEYJ \$20.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Amendment to: Warranty Deed dated 11/3/2006

Grantors: Bobby Wayne Richie

Grantor's Mailing Address: 2861 CR 2300
(Updated) Elkhart, TX 75839

Grantee: Vickie D. Lee

Grantee's Mailing Address: 1507 Weiskopf Loop
Round Rock, TX 78664



TRV

2012074462

2 PGS

Effective November 3, 2006 an undivided fifteen percent (15%) in and to Lot 7, M & J Addition, Section 2, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volute 79, page 158, Plat Records, Travis County, Texas was granted by Bobby Wayne Richie, Grantor, to Vickie D. Lee, Grantee, for the sum of one hundred fifty thousand and no/100 (\$150,000.00). Grantor acknowledges and agrees that the Grantee's undivided interest in the aforementioned property has reached 20% as of November 3, 2011.

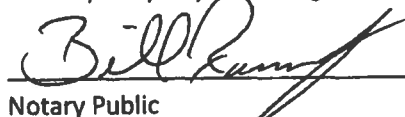
Grantor agrees that Grantee will recover the greater of \$170,000 or 20% of the sales price of the aforementioned property when sold. Realtor fees associated with the sale of this property will be the sole responsibility of the Grantor. Additionally, the Grantor agrees that the Grantee shall recover all paid expenses (in addition to the Grantee's 20% ownership) associated with the aforementioned property from the date of the original Warranty Deed, November 3, 2006, through the final sales transaction of the aforementioned property. Typical expenses would include property maintenance and/or property tax payments.

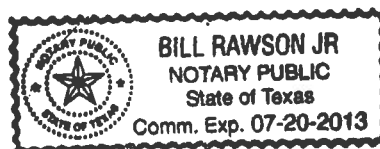
Grantor hereby binds Grantor's successors and assigns to follow this protocol in the event of death. This agreement supersedes any documented will and/or final testament.

Executed this 18 day of April 2012.


Bobby Wayne Richie, Grantor

This instrument was acknowledged before me on this the 18 day of April 2012 by the party whose signatures is set out above as Grantor.


Notary Public



After Recording, return to: Bobby Wayne Richie, 2861 CR 2300, Elkhart, TX 75839
with copy to: Vickie D. Lee, 1507 Weiskopf Loop, Round Rock, TX 78664

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

May 11, 2012 10:47 AM

2012074462

GONZALES: \$20.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS