

DANA DEBEAUVOR, COUNTY CLERK

Date: 10/23/2011 08:42 PM

Real Estate Index Detail

Report #: 745945 Requested By: REBECCA LAFLORE (WEBPUBLIC)

Document Information

Instrument#:	7239936	Document Type:	WARRANTY DEED
Date Received:	01/29/1990 12:00:00 AM	Book Type:	book_type
Index Status:	Permanent Index	Book:	11112
Image?	✓	Page:	1445
Comments:			

Grantors

- 1 SECRETARY OF HOUSING AND URBAN
- 2 HOUSING AND URBAN DEVELOPMENT

Grantees

- 1 COLE KEVIN WAYNE
- 2 NELSON SHERYL RENEE

Legal Information

- 1 LOT 10 BLK 23 LAS CIMAS SEC 1

FOR USE BY HUD ONLY:

FILM CODE

00004560971

CLOSER: POPE, HOPPER, ROBERTS & WARREN, P.C.

CLOSER'S FILE NUMBER: 167341

OLD HUD CASE NUMBER: 495-167341-203

PROPERTY ADDRESS: 7309 Inspiration Drive, Austin, Texas 78724

GRANTEE: KEVIN WAYNE COLE and SHERYL RENEE NELSON

SPECIAL WARRANTY DEED
(With Vendor's Lien)

7.00 INDX
1 1 01/26/90
#0083.00-0009
21.04-CHK6

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT JACK KEMP, Secretary of Housing and Urban Development, of Washington, D.C., (hereinafter called "Grantor"), for and in consideration of the sum of THIRTY SEVEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$37,600.00) to him/her paid and secured to be paid by KEVIN WAYNE COLE and SHERYL RENEE NELSON (hereinafter called "Grantee(s)"), as follows:

1. The sum of ZERO DOLLARS (\$0.00) cash, the receipt of which is hereby acknowledged; and
2. The further sum of THIRTY SEVEN THOUSAND EIGHT HUNDRED THIRTY FIVE AND NO/100 DOLLARS (\$37,835.00), said amount evidenced by the execution and delivery by Grantee(s) of a Note of even date herewith in the principal sum of THIRTY SEVEN THOUSAND EIGHT HUNDRED THIRTY FIVE AND NO/100 DOLLARS (\$37,835.00), payable to the order of MERCANTILE MORTGAGE CORPORATION, 13100 Northwest Freeway, 6400, Houston, Texas 77040 (hereinafter referred to as "Mortgagee"), it having advanced that amount toward the purchase price of the herein conveyed land with the express understanding and agreement that the Vendor's lien would be retained herein to secure such sum and that superior title would vest in it until full payment thereof; becoming due in monthly installments and bearing interest as in said Note specified; said Note providing further for additional interest on all past due indebtedness, for acceleration of maturity, and for 10% attorney's fees in the event of forced collection thereof; all as will appear more fully in Deed of Trust of even date herewith to JIM C. HODGE, Trustee, and by a first and superior lien covering the hereinafter described property;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, KEVIN WAYNE COLE and SHERYL RENEE NELSON, 7309 Inspiration Drive, Austin, Texas 78724 all that certain lot or parcel of land situated in the COUNTY OF TRAVIS, STATE OF TEXAS, described as follows, to wit:

Lot 10, Block 23, LAS CINAS, SECTION ONE a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 65, Page 88, Plat Records of Travis County, Texas.

BEING the same property acquired by Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereunto in any way belonging, unto Grantee and to the heirs and assigns of Grantee forever, SUBJECT to and as AFFECTED by, however, all easements, covenants, restrictions, reservations, conditions and rights appearing of record; and SUBJECT to any state of facts which an accurate survey would show.

-1-

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11112 1445

Antonio, Texas, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and the Federal Register, Volume 35, Page 16106 (10/14/70) as amended.

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

By:

Dahlia C. Martinez
DAHLIA C. MARTINEZ
CHIEF PROPERTY OFFICER

Officer, HUD Office, San Antonio,
Texas

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared Dahlia C. Martinez, known to me to be the duly appointed Chief Property Officer, HUD Office, San Antonio, Texas, whose name is subscribed to the foregoing instrument dated as of January 16, 1990 by virtue of the above cited authority, and acknowledged to me that he/she executed the same in such capacity, for and on behalf of JACK KEMP, the Secretary of Housing and Urban Development, for the purposes and consideration therein expressed.

Given under my hand and seal this 24th day of January, A.D., 1990.



Bonnie J. Burggraaf
Notary Public in and for
the State of Texas

My Commission Expires:

Typed or Printed Name of Notary

PREPARED BY: POPE, HOPPER, ROBERTS & WARREN, P.C., Attorneys-at-Law, 111 Congress Avenue, Suite 1700, Austin, Texas 78701

AFTER RECORDING RETURN TO:
KEVIN WAYNE COLE and SHERYL RENEE NELSON
7309 Inspiration Drive
Austin, Texas 78724

[DRED:HUD1-2; 167341; 751.44; 01/08/90/RJP/cmb]

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11112 1446

FILED

JAN 1990 29 PM 4:55

SARA DE BEAUVOR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BOOKED BY: COUNTY CLERK
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 Volume and Page of the
Recorded Records of Travis County, Texas, as

JAN 29 1990



Sara De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11112 1447

Index Status: Permanent Index

Image? ☒

Comments:

Book: 11506

Page: 1164

Grantors

- 1 RESOLUTION TRUST CORPORATION
- 2 UNIVERSITY FEDERAL SAVINGS ASS

Grantees

- 1 COLE KEVIN W.
- 2 COLE SHERYL N

Legal Information

- 1 SEE RECORD

412

FILM CODE

07-28040-91

DOC. NO.

00004739559

91073789

SPECIAL WARRANTY DEED

8:17 AM 4112

15.00 INDX
2 4 03/22/91
910737.39-0004
185.53-CHKASTATE OF TEXAS X
COUNTY OF TRAVIS X

That the RESOLUTION TRUST CORPORATION ("RTC") in the capacity specified in the last paragraph of this Special Warranty Deed (hereinafter called "Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to Grantor by KEVIN W. COLE AND WIFE, SHERYL N. COLE, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the real property situated in TRAVIS COUNTY, TEXAS, described in Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon, fixtures affixed thereto, and appurtenances (the "Property"), subject to general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all of the encumbrances described in Exhibit "B" attached hereto and made a part hereof (all of the foregoing hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise subject, however, to the Permitted Encumbrances.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS" EXCEPT TO THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

1

11505 1164

REAL PROPERTY RECORDS
Travis County, Texas

Current ad valorem taxes on the Subject Property having been
prorated, Grantee hereby assumes the payment thereof.

Grantee hereby acknowledges that if RTC is not acting herein
in its corporate capacity, it is either the Conservator or
the Receiver of University Federal Savings Association
("Association"). If RTC is the Conservator of the
Association, this Deed may be executed by a representative
authorized by RTC or FDIC as manager of RTC, as Conservator
and if so executed, Grantee may rely on the authority of
said representative to execute this Deed for the
Association.

IN WITNESS WHEREOF, this Special Warranty Deed is executed
by Grantor and Grantee to be effective as of the 9th day
of August, 1991.

GRANTOR:

THE RESOLUTION TRUST CORPORATION
AS RECEIVER OF UNIVERSITY FEDERAL
SAVINGS ASSOCIATION

By

Name Donald L. Frame

Title Financial Institution Specialist

Date

After recording,
Return to:

GRANTEE'S ADDRESS:

GRANTEE:

7309 Inspiration

Austin, Texas 78724

Kevin W. Cole
KEVIN W. COLE

Date: 8-9-91

Sheryl N. Cole
SHERYL N. COLE

Date: 8-09-91

11506 1165

2

REAL PROPERTY RECORDS
Travis County, Texas

(RTC CONSERVATOR/RECEIVER CAPACITY)

STATE OF TEXAS

X
X
X

COUNTY OF Harris

[Signature]

Donald L. Frang
Financial Institution Specialist

This instrument was acknowledged before me on this the 16
day of August, 1991, by XX,
of Resolution Trust Corporation, on
behalf of said association, on behalf of Resolution Trust
Corporation, as Receiver of University Federal Savings
Association.

[Signature]
Notary Public in and for
the State of TEXAS



11506 1166

REAL PROPERTY RECORDS
Travis County, Texas

EXHIBIT "A"
DESCRIPTION OF PROPERTY

TRACT I:
LOT 2, BLOCK C; LOT 2, BLOCK D; LOT 5, BLOCK D; LOT 13,
BLOCK D; LOT 3, BLOCK E; LOT 14, BLOCK E, CRYSTALBROOK
SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOL. 55,
PG. 28, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TRACT II:
LOT 23, BLOCK 3; LOT 2, BLOCK 12; LOTS 1 AND 2, BLOCK 17;
LOT 1, BLOCK 25; LOTS 13, 14, AND 15, BLOCK 23; LOTS 18,
19, 20 AND 21, BLOCK 23; LOTS 23 AND 24, BLOCK 23; LOTS 26
AND 27, BLOCK 23; LOTS 29 AND 30, BLOCK 23; LOT 1, BLOCK 24;
LOT 3, BLOCK 24, AND LOT 44, BLOCK 24, LAS CIMAS, SECTION
ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF OF RECORD IN VOL. 65, PG. 28, PLAT
RECORDS, TRAVIS COUNTY, TEXAS.

TRACT III:

LOT 1, LAS CIMAS SECTION FIVE, A SUBDIVISION IN TRAVIS
COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN
VOL. 75, PG. 318, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Parcel nos. of lots conveyed: 2-2129-0301, 2-2028-0209, 2-1930-0406,
2-1930-0603, 2-2028-0201, 2-2129-0312, 2-2030-0602, 2-2030-0501,
2-2330-0401, 2-2330-1346, 2-2330-0508, 2-2129-0802, 2-2129-0804,
2-2129-0805, 2-2330-0614, 2-2330-0513, 2-2330-0515, 2-2330-0516,
2-2129-0701, 2-2129-0703, 2-2129-0724, 2-2330-1345, 2-2330-1344,
2-2330-0509, 2-2330-0510, 2-2129-0801, 2-2330-0518, 2-2330-0519

11506 1167

REAL PROPERTY RECORDS
Travis County, Texas

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. Restrictive covenants recorded in: Tract I--Vol. 55, Pg. 28, Plat Records, Vol. 4276, Pg. 1903, Vol. 4742, Pg. 2056, Deed Records, Travis County, Texas. Tract II--Vol. 65, Pg. 88, Plat Records, Vol. 4866, Pg. 1247, Deed Records. Tract III--Vol. 75, Pg. 342, Plat Records, Vol. 6093, Pg. 1833, Deed Records, Travis County, Texas.
2. Any discrepancies, conflicts or shortages in area or boundary lines or any encroachments or any overlapping of improvements.
3. Standby Fees and taxes for the year 1991, and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
4. Easements, or claims of easements, not shown by the public records.
5. Rights of parties in possession.
6. The following easements as to Tract I:
 7. 7.5' public utility easement along the rear lot line as set out in Book 55, Pg. 28, Plat Records of Travis County, Texas. (As to Lot 2, Block C; Lot 2, Block D; Lot 3, Block D; Lot 13, Block D; Lot 3, Block E, and Lot 14, Block E)
 8. 5' public utility easement is reserved along easterly lot line as shown on Plat recorded in Book 55, Pg. 28, Plat Records of Travis County, Texas. (As to Lot 5, Block D and Lot 13, Block D)
 9. Sidewalk and public utility easements along the south 2 feet of lot 13, Block D, as granted to the City of Austin by instrument recorded in Vol. 4406, Pg. 1017, Deed Records of Travis County, Texas.
10. The following easements as to Tract II:
 11. 5' public utility easement is reserved along the south and west lot line as shown on Plat recorded in Book 55, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 23, Block 3)

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REAL PROPERTY RECORDS
Travis County, Texas

12. 7.5' public utility easement is reserved along the rear lot line as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to all lots save and except Lot 23, Block 3)

13. 7.5' public utility easement is reserved along the west side lot line as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 2, Block 16; Lot 3, Block 27, and Lot 44, Block 24)

14. 7.5' public utility easement is reserved along the easterly lot line as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 1, Block 17; and Lot 4, Block 18)

15. 5' electric easement along the southerly side lot line as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 18, Block 23, and Lot 26, Block 23)

16. 5' electric easement along the northerly side lot line as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 19, Block 23; Lot 23, Block 23; and Lot 27, Block 23)

17. 5' electric easement along the northerly side lot line as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 19, Block 23; Lot 23, Block 23; Lot 27, Block 23)

18. 5' public utility easement along the southerly side lot line adjacent to a 10' public utility easement, both as shown on Plat recorded in Book 65, Pg. 88, Plat Records of Travis County, Texas. (As to Lot 27, Block 23)

19. The following easements as to Tract 11:

20. 7.5' public utility easement along the rear and southerly side lot line as set out in Book 75, Pg. 318, Plat Records of Travis County, Texas.

21. Any right, title interest or claim of any character had or asserted by the State of Texas or by the public generally in or to any portion of the herein described property which may lie within the bed or between the cut banks of a stream navigable in fact or in law or of a perennial stream.

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REAL PROPERTY RECORDS
Travis County, Texas

FILED

AUG 22 4 22 PM '91

DANA DEBEAUVOR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Ret: Lawyers Title

RECORDER'S MEMORANDUM - At the time of
recording this instrument was found to be inadequate
for the best photographic reproduction, because of
illegibility, carbon or photo copy, discolored paper,
etc. All blockouts, additions and changes were present
at the time the instrument was filed and recorded.

EXEMPTED

COUNTY OF TRAVIS

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 Volume and Page of the
Public Records of Travis County, Texas, on

AUG 22 1991



COUNTY CLERK
TRAVIS COUNTY, TEXAS

11506 1170
REAL PROPERTY RECORDS
Travis County, Texas

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 08:35 P.M

Real Estate Index Detail

Report # 745939 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #: 5117203	Document Type: WARRANTY DEED
Date Received: 11/30/1992 12:00:00 AM	Book Type: book_type
Index Status: Permanent Index	Book: 11822
Image? ✓	Page: 1820
Comments:	

Grantors

- 1 RESOLUTION TRUST CORPORATION
- 2 UNIVERSITY FEDERAL SAVINGS ASS

Grantees

- 1 COLE KEVIN W.
- 2 MCDANIEL DEMETRIUS

Legal Information

- 1 SEE RECORD

01/92080251

FILM CODE

00004901185

2048

20C. 48.

92117324

AUSTIN AUCTION NO. 11-1

RTC TEXAS SPECIAL WARRANTY DEED
(Cash Sale)

STATE OF TEXAS

COUNTY OF TRAVIS

THIS SPECIAL WARRANTY DEED is made the 9TH day of NOVEMBER, 1992, by RESOLUTION TRUST CORPORATION, as Receiver for UNIVERSITY FEDERAL SAVINGS ASSOCIATION, whose address is 2223 WEST LOOP SOUTH, HOUSTON, TEXAS 77027, as GRANTOR, to KEVIN W. COLE, whose address is 7309 INSPIRATION, AUSTIN, TEXAS 78724 and DEMETRIUS MCDANIEL, whose address is 80 Red River Drive, Austin, Texas 78724, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, SELLS, GRANTS and CONVEYS to GRANTEE all the real property located in TRAVIS County, Texas, more particularly described as:

TRACT 1: LOTS 1-8, BLOCK 'A', LOTS 1-6, BLOCK 'B', LOTS 1-8, BLOCK 'C', LOTS 1-22, BLOCK 'D', AND LOTS 10-11, BLOCK 'F', OF NORTHBRIDGE PARK, SECTION TWO, PHASE A-1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 86, PAGES 141B-141C, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS as shown on Exhibit 'A' attached hereto.

TRACT 2: LOTS 23-32, BLOCK 'D', LOTS 1-23, BLOCK 'E', LOTS 1-9, BLOCK 'F', OF NORTHBRIDGE PARK SECTION TWO PHASE A-1 SMALL LOT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 86, PAGES 141D-142A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS as shown on Exhibit 'A' attached hereto;

together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

TO HAVE AND TO HOLD, all and singular, the real property aforementioned unto said GRANTEE, its successors and assigns forever.

GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against claims of all persons claiming by, through or under GRANTOR, but not otherwise, except as to the reservations from and exceptions to this conveyance as aforementioned. GRANTOR MAKES NO OTHER COVENANTS OR WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED COVENANTS OR WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED BY THIS SPECIAL WARRANTY DEED.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal the day and year first above written.

AFTER RECORDING RETURN TO:

ATTN: 92080251-D. Arango

STEWART TITLE
P.O. BOX 1806
AUSTIN, TX 78767

GRANTOR:

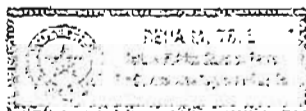
RESOLUTION TRUST CORPORATION, as Receiver
for UNIVERSITY FEDERAL SAVINGS
ASSOCIATION

By:

Printed Name: Charles R. Finner
Attorney In Fact

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on this 23rd day of November, 1992, by Charles R. Finner, Attorney-in-Fact for and on behalf of RESOLUTION TRUST CORPORATION in its capacity as Receiver for University Federal Savings Association.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TRAVIS COUNTY, TEXAS

11822 1820



Cobourn Linseisen & Ratcliff Inc.

civil engineers • surveyors • planners • architects

R.T.C. TRACT NO. 17

September 24, 1992

METES AND BOUNDS DESCRIPTION
OF A 15.20 ACRE TRACT OF LAND IN THE
H. T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214
TRAVIS COUNTY, TEXAS

Being approximately 15.20 acre (662,112 square foot) tract of land in the H. T. Davis Survey No. 30, Abstract No. 214, in Travis County, Texas, and being all of Northridge Park Section Two, Phase A-2, as per plat recorded in Volume 86, Page 142A, of the Travis County Plat Records and all of Northridge Park Section Two, Phase A-1, as per plat recorded in Volume 86, Page 141C, of the Travis County Plat Records, less and except Lot 9 of Block "C" of said Northridge Park Section Two, Phase A-1, and the area within the right-of-way lines of streets dedicated to the public by said plats, and being more particularly described by metes and bounds as follows with all bearings being based on the plats of said Northridge Park Section Two, Phases A-1 and A-2:

BEGINNING at a 5/8 inch iron rod found marking the most westerly corner of Northridge Park Section One, as per plat recorded in Volume 77, Page 252, of the Travis County Plat Records, the most easterly common corner of Lots 1 and 2 of Block 13 of Las Cimas, as per plat recorded in Volume 65, Page 88, of the Travis County Plat Records, and the most southerly corner of said Northridge Park Section Two, Phase A-2;

THENCE North 60 degrees 04 minutes 51 seconds West, a distance of 115.18 feet (call North 60 degrees 06 minutes 25 seconds West, 115.30 feet) along the northeasterly line of said Las Cimas, to a 1/2 inch iron rod found on the southeasterly right-of-way line of Rio Pass Street (50 feet wide) marking an angle point;

THENCE North 60 degrees 04 minutes 10 seconds West, along the northeasterly line of said Las Cimas, at 164.8 feet pass a 5/8 inch iron rod 0.1 feet right of line marking the west common corner of said Northridge Park Section Two, Phases A-1 and A-2, at 348.9 feet pass a 5/8 inch iron rod 0.17 feet right of line, and continue in all a total distance of 469.11 feet to a 1/2 inch iron rod found marking the most westerly corner of said Northridge Park Section Two, Phase A-1, the most northerly corner of Lot 1 of Block 11 of said Las Cimas, and a point in the southeasterly line of Bluestein Shopping Center as described in instrument recorded in Volume 268, Page 3, of the Travis County Deed Records;

THENCE along the southeasterly line of said Bluestein Shopping Center and the northwesterly line of said Northridge Park Section Two, Phase A-1, as follows:

North 29 degrees 44 minutes 20 seconds East, a distance of 109.76 feet to a 1/2 inch iron rod found marking an angle point;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

92-68-00(B) R.T.C. #17 Tract 1 | 1822 | 182 | Page 1 of 5

5801 Dierker

Houston, Texas 77041-5214

(713) 462-0993

Page (713) 462-2732

CLR**Cobourn Linseisen & Ratcliff Inc.**

civil engineers • surveyors • planners • architects

North 29 degrees 43 minutes 21 seconds East, a distance of 55.09 feet (call North 29 degrees 44 minutes 15 seconds East, 54.40 feet) to a 1/2 inch iron rod found marking an angle point;

North 29 degrees 51 minutes 40 seconds East, a distance of 55.20 feet (call North 29 degrees 49 minutes 10 seconds East, 55.78 feet) to a 1/2 inch iron rod found marking an angle point;

North 29 degrees 44 minutes 40 seconds East, a distance of 164.91 feet to a 1/2 inch iron rod found marking an angle point;

North 29 degrees 45 minutes 05 seconds East, a distance of 81.80 feet to a 1/2 inch iron rod found marking an angle point;

North 43 degrees 33 minutes 40 seconds East, a distance of 46.43 feet to a 5/8 inch iron rod found marking an angle point;

North 43 degrees 57 minutes 06 seconds East, a distance of 60.69 feet to a 5/8 inch iron rod with cap set on the southwesterly right-of-way line of Crainway Drive, based on a width of 60.00 feet as described in instrument recorded in Volume 4655, Page 484, of the Travis County Deed Records, marking a north corner of said Northridge Park Section Two, Phase A-1;

THENCE South 46 degrees 16 minutes 45 seconds East, a distance of 181.14 feet (called South 46 degrees 18 minutes 40 seconds East, 181.39 feet) to a 5/8 inch iron rod with cap set on the southerly right-of-way line of Lazy Creek Drive based on a width of 70.00 feet marking a point in the northerly line of said Northridge Park Section Two, Phase A-1, said point being on the arc of a non-tangent curve to the right;

THENCE northeasterly, 268.00 feet along the southerly right-of-way line of said Lazy Creek Drive and the arc of said non-tangent curve to the right having a central angle of 84 degrees 16 minutes 38 seconds, a radius of 447.90 feet, and whose chord bears North 60 degrees 41 minutes 03 seconds East, a distance of 264.02 feet to a 5/8 inch iron rod found marking the end of said curve;

THENCE North 77 degrees 48 minutes 11 seconds East, a distance of 256.64 feet (called North 77 degrees 47 minutes 40 seconds East, 255.53 feet) along the southerly right-of-way line of said Lazy Creek Drive to a 5/8 inch iron rod found marking an angle point in the north line of said Northridge Park Section Two, Phase A-1;

THENCE North 12 degrees 31 minutes 21 seconds West, a distance of 189.83 feet (call North 12 degrees 15 minutes 10 seconds West, 189.91 feet) along the easterly right-of-way line of Lazy Court Drive, based on a width of 50.00 feet, to a 1/2 inch iron rod found marking a point in the south line of that tract of land sold to Watt Schieffer as described in deed recorded in Volume 2644, Page 561, of the Travis County Deed Records and an angle point in the north line of said Northridge Park Section Two, Phase A-1;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

92-68-00(B) R.T.C. #17 Tract 1

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5801 Dierker

Houston, Texas 77044-6214

(713) 462-0993

Fax (713) 462-2732

THENCE North 77 degrees 52 minutes 41 seconds East, (call North 77 degrees 47 minutes 40 seconds East) along the south line of said Schieffer tract, at 2.2 feet pass a 5/8 inch iron rod, at 77.2 feet pass a 5/8 inch iron rod, at 137.2 feet pass a 5/8 inch iron rod, at 317.3 feet pass a 5/8 inch iron rod 0.3 feet north of line, at 554.76 feet pass a 5/8 inch iron rod 0.5 feet north of line and continue in all a total distance of 579.69 feet (call 580.00 feet) to a 5/8 inch iron rod found marking the northwest corner of Lot 9 of Block "C" of said Northridge Park Section Two, Phase A-1, and the northeast corner of Lot 1 of said Block "C";

THENCE along the west line of said Lot 9 of Block "C" as follows:

South 12 degrees 17 minutes 44 seconds East, a distance of 249.17 feet (call South 12 degrees 12 minutes 20 seconds East, 250.00 feet) to a 5/8 inch iron rod found marking the southeast corner of Lot 4 of said Block "C";

South 77 degrees 47 minutes 40 seconds West, a distance of 132.84 feet to a 5/8 inch iron rod found in the east right-of-way of Crystalbrook Drive based on a width of 70.00 feet marking the southwest corner of Lot 4 of said Block "C";

South 06 degrees 23 minutes 55 seconds East, a distance of 25.22 feet to a 5/8 inch iron rod found marking the northwest corner of Lot 5 of said Block "C";

North 77 degrees 58 minutes 23 seconds East, a distance of 135.63 feet (call North 77 degrees 47 minutes 40 seconds East, 135.32 feet) to a 5/8 inch iron rod found marking the northeast corner of Lot 5 of said Block "C";

South 12 degrees 08 minutes 23 seconds East, a distance of 124.61 feet (call South 12 degrees 12 minutes 20 seconds East, 125.00 feet) to a 5/8 inch iron rod found marking an angle point;

South 14 degrees 04 minutes 20 seconds East, a distance of 82.63 feet to a 5/8 inch iron rod found marking the most northerly corner of said Northridge Park Section One;

THENCE along the common line of said Northridge Park Section One and of said Northridge Park Section Two, Phase A-1 as follows:

South 38 degrees 07 minutes 00 seconds West, a distance of 123.09 feet to a 5/8 inch iron rod found marking an angle point;

South 52 degrees 33 minutes 30 seconds East, a distance of 34.99 feet to a 1/2 inch iron rod found marking an angle point;

South 33 degrees 39 minutes 10 seconds West, a distance of 69.96 feet to a 1/2 inch iron rod found marking an angle point;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

92-68-00(B) R.T.C. #17 Tract 1

5801 Dierker

Houston, Texas 77041-6214

11822 1823
(713) 462-0993

Page 3 of 5

Fax (713) 462-2732



Cobourn Linseisen & Ratcliff Inc.

civil engineers • surveyors • planners • architects

South 57 degrees 34 minutes 03 seconds East, a distance of 10.60 feet (call South 56 degrees 17 minutes 20 seconds East, 10.31 feet) to a 1/2 inch iron rod found marking an angle point;

South 46 degrees 31 minutes 50 seconds West, a distance of 116.00 feet (call South 46 degrees 23 minutes 20 seconds West, 115.57 feet) to a 1/2 inch iron rod found marking an angle point;

North 54 degrees 46 minutes 00 seconds West, a distance of 64.98 feet to a 1/2 inch iron rod found marking an angle point;

North 61 degrees 49 minutes 40 seconds West, a distance of 35.05 feet to a 5/8 inch iron rod set marking the east common corner of said Northridge Park Section Two, Phase A-1, and of said Northridge Park Section Two, Phase A-2;

THENCE along the common line of said Northridge Park Section One and of said Northridge Park Section Two, Phase A-2, as follows:

South 16 degrees 22 minutes 00 seconds West, a distance of 95.01 feet to a 5/8 inch iron rod found marking an angle point;

South 26 degrees 00 minutes 20 seconds West, a distance of 114.64 feet to a 5/8 inch iron rod found marking an angle point;

South 62 degrees 18 minutes 30 seconds West, a distance of 65.21 feet to a nail in concrete found marking an angle point;

North 30 degrees 03 minutes 50 seconds West, a distance of 100.17 feet to a 5/8 inch iron rod found marking an angle point;

North 35 degrees 16 minutes 07 seconds West, a distance of 49.91 feet (call North 35 degrees 13 minutes 40 seconds West, 50.04 feet) to a 5/8 inch iron rod found marking an angle point;

South 57 degrees 51 minutes 31 seconds West, a distance of 13.90 feet (call South 57 degrees 30 minutes 40 seconds West, 13.76 feet) to a 5/8 inch iron rod found marking an angle point;

North 20 degrees 49 minutes 29 seconds West, a distance of 105.97 feet (call North 20 degrees 55 minutes 40 seconds West, 105.88 feet) to a 1/2 inch iron rod found marking an angle point;

South 75 degrees 58 minutes 40 seconds West, a distance of 56.01 feet to a 5/8 inch iron rod found marking an angle point;

South 75 degrees 54 minutes 40 seconds West, a distance of 55.01 feet to a 5/8 inch iron rod with cap set marking an angle point;

South 76 degrees 05 minutes 30 seconds West, a distance of 57.01 feet to a 1/2 inch iron rod found marking an angle point;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

92-68-00(B) R.T.C. #17 Tract 1

11822 1824 Page 4 of 5

5804 Dierker

Houston, Texas 77041-6214

(713) 462-0993

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South 76 degrees 02 minutes 50 seconds West, a distance of 75.09 feet to a 5/8 inch iron rod with cap set marking an angle point;

South 76 degrees 40 minutes 29 seconds West, a distance of 11.98 feet (call South 76 degrees 32 minutes 30 seconds West, 11.91 feet) to a 1/2 inch iron rod found marking an angle point;

South 49 degrees 10 minutes 45 seconds West, a distance of 105.85 feet (call South 49 degrees 04 minutes 40 seconds West, 106.02 feet) to a 5/8 inch iron rod with cap set marking an angle point;

South 37 degrees 48 minutes 26 seconds West, a distance of 110.13 feet (call South 37 degrees 59 minutes 50 seconds West, 110.03 feet) to a 1/2 inch iron rod found marking an angle point;

South 29 degrees 48 minutes 11 seconds West, a distance of 54.52 feet (call South 30 degrees 06 minutes 50 seconds West, 54.93 feet) to a fence corner marking an angle point;

South 30 degrees 26 minutes 59 seconds West, a distance of 55.17 feet (call South 29 degrees 43 minutes 20 seconds West, 55.06 feet) to a fence corner marking an angle point;

South 30 degrees 21 minutes 21 seconds West, a distance of 55.05 feet (call South 30 degrees 35 minutes 10 seconds West, 54.86 feet) to a 1/2 inch iron rod found marking an angle point;

South 29 degrees 15 minutes 11 seconds West, a distance of 55.37 feet (call South 29 degrees 07 minutes 50 seconds West, 55.42 feet) to a 5/8 inch iron rod with cap set marking an angle point;

THENCE South 30 degrees 05 minutes 51 seconds West, a distance of 54.87 feet (call South 29 degrees 58 minutes 30 seconds West, 55.03 feet) to the POINT OF BEGINNING and containing a gross area of 19.424 acres (846,109 square feet) of land.

LESS AND EXCEPT approximately 4.22 acres (183,997 square feet) of land contained with the right-of-way lines of Rio Pass, Uray Drive, Crystalbrook Drive, and Lazy Creek Drive dedicated to the public by plats of said Northridge Park Section Two, Phases A-1 and A-2, yielding a net area of approximately 15.20 acres (662,112 square feet) of land.



Hugh W. Clarkson
Hugh W. Clarkson, R.P.L.S. No. 4113

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

92-68-00(B) R.T.C. #17 Tract 1

11822 1825 Page 5 of 5

5804 Clerk

Houston, Texas 77041-6214

(713) 462-0093

Fax (713) 462-0732

FILED

92 NOV 30 PM 4:43

DARRELL BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on
the date and at the time recorded herein by me and
was duly RECORDED in the Volume and Page of the
Public Records of Travis County, Texas, on

NOV 30 1992



Darrell Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11822 1826

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 08:37 PM

Real Estate Index Detail

Report # 745941 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	5149633	Document Type:	WARRANTY DEED
Date Received:	02/24/1993 12:00:00 AM	Book Type:	book_type
Index Status:	Permanent Index	Book:	11878
Image?	✓	Page:	423
Comments:			

Grantors

- 1 RESOLUTION TRUST CORPORATION
- 2 UNIVERSITY FEDERAL SAVINGS ASS

Grantees

- 1 COLE KEVIN W
- 2 MCDANIEL DEMETRIUS

Legal Information

- 1 ALL NORTHEDGE PARK SEC 2 PH BLESS LOT 38 BLK C

FILM CODE

00004933950

DOC. NO.

93019078

AUSTIN AUCTION NO. 11

RYC TEXAS SPECIAL WARRANTY DEED

(Cash Sale)

STATE OF TEXAS

COUNTY OF TRAVIS

3:09 PM 5426

13.00 INDX
2 1 02/24/93

3:09 PM 5426

5.00 RECH
2 1 02/24/93

THIS SPECIAL WARRANTY DEED is made the 22 day of February, 1993, by RESOLUTION TRUST CORPORATION, as Receiver for University Federal Savings Association, whose address is 1160 Dairy Ashford, Houston, Texas 77079, as GRANTOR, to KEVIN W. COLE and DEMETRIUS McDANIEL, whose address is 7199 Inspiration, Austin, Texas 78724, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, SELLS, GRANTS and CONVEYS to GRANTEE all the real property located in TRAVIS County, Texas, more particularly described as:

THAT CERTAIN TRACT OR PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

TO HAVE AND TO HOLD, singular, the real property aforementioned unto said GRANTEE, its successors and assigns forever.

GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against claims of all persons claiming by, through or under GRANTOR, but not otherwise, except as to the reservations from and exceptions to this conveyance as aforementioned. GRANTOR MAKES NO OTHER COVENANTS OR WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED COVENANTS OR WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED BY THIS SPECIAL WARRANTY DEED.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal the day and year first above written.

GRANTOR:

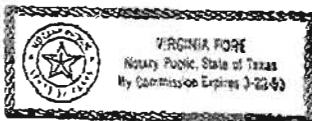
RESOLUTION TRUST CORPORATION, as Receiver for University Federal Savings Association, by and through its attorney-in-fact

By: [Signature]
Printed Name: Stewart P. [Signature]

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 22 day of February, 1993, by Stewart P. [Signature] Attorney-in-Fact for and on behalf of RESOLUTION TRUST CORPORATION in its capacity as Receiver for University Federal Savings Association.



Virginia Fore
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, please return to:
Stewart Title Austin, Inc.
P. O. Box 1806
Austin, Texas 78767

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11879 0423

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EXHIBIT A

R.T.C. TRACT NO. 17

September 24, 1992

**METES AND BOUNDS DESCRIPTION
OF A 7.568 ACRE TRACT OF LAND IN THE
H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214
TRAVIS COUNTY, TEXAS**

Being a 7.568 acre (329,565 square foot) tract of land in the H.T. Davis Survey No. 30, Abstract No. 214, Travis County, Texas and being all of Northridge Park, Section 2, Phase B (less Lot 38 of Block "C"), as per plat recorded in Volume 87, Page 16A of the Travis County Plat Records, save and except that portion contained in the roadways and being more particularly described by metes and bounds as follows with all bearings based on said plat:

BEGINNING at a 5/8 inch iron rod with cap found marking the POINT OF BEGINNING being the south corner of the herein described tract, a point on the northeast line of Las Cimas, Section One, as per plat recorded in Volume 65, Page 88 of the Travis County Plat Records and the southern most west corner of adjoining Lot 38 of said Northridge Park, Section 2, Phase B;

THENCE North 60 degrees 04 minutes 46 seconds West, along the northeast line of said Las Cimas, Section One, 114.89 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract and a point on the southeast right-of-way line of Inspiration Drive (50 feet wide);

THENCE North 60 degrees 07 minutes 33 seconds West (call North 60 degrees 01 minutes 42 seconds West), continuing along the northeast line of said Las Cimas, Section One and crossing the right-of-way of said Inspiration Drive, a distance of 49.90 feet (call 50.00 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract and a point on the northwest right-of-way line of said Inspiration Drive;

THENCE North 69 degrees 58 minutes 26 seconds West (call North 60 degrees 02 minutes 10 seconds West), leaving the northwest right-of-way line of said Inspiration Drive and continuing along the northeast line of said Las Cimas, Section One, a distance of 114.12 feet (call 114.08 feet) to a 1/2 inch iron rod found marking the west corner of the herein described tract and the south corner of Northridge Park, Section One, as per plat recorded in Volume 77, Page 252 of the Travis County Plat Records;

THENCE along the southeasterly and easterly lines of said Northridge Park, Section One as follows:

North 29 degrees 56 minutes 03 seconds East, a distance of 108.89 feet (call North 29 degrees 28 minutes 50 seconds East, 108.91 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

92-068-00(A) R.T.C. #17 Tract 2

Page 1 of 3

8301 Clerker

Houston, Texas 77061-4214

(713) 462-0223

Fax (713) 462-2732

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11879 0424

Cobourn Linselsen & Ratcliff Inc.

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EXHIBIT A

North 30 degrees 05 minutes 28 seconds East, a distance of 54.54 feet (call North 30 degrees 00 minutes 00 seconds East, 55.10 feet) to a 5/8 inch nail in a concrete headwall found marking an angle point of the herein described tract;

North 30 degrees 00 minutes 14 seconds East, a distance of 115.90 feet (call North 29 degrees 30 minutes 00 seconds East, 113.49 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

North 42 degrees 40 minutes 55 seconds East, a distance of 56.95 feet (call North 42 degrees 48 minutes 20 seconds East, 56.85 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

North 42 degrees 16 minutes 40 seconds East, a distance of 60.02 feet to a 5/8 inch iron rod found marking an angle point of the herein described tract and a point on the southwest right-of-way line of Crystalbrook West (70 feet wide);

North 50 degrees 48 minutes 30 seconds East, crossing the right-of-way line of said Crystalbrook West, a distance of 69.96 feet to a 5/8 inch iron rod with cap found marking an "all" corner of the herein described tract and a point on a curve to the right on the northeast right-of-way line of said Crystalbrook West;

64.98 feet along the arc of said curve to the right, having a radius of 461.85 feet, a central angle of 08 degrees 03 minutes 42 seconds and whose chord bears North 35 degrees 11 minutes 08 seconds West, 64.93 feet and along the northeast right-of-way line of said Crystalbrook West, to a 1/2 inch iron rod found marking an "all" corner of the herein described tract;

North 61 degrees 03 minutes 00 seconds East, a distance of 128.22 feet to a 1/2 inch iron rod found marking an "all" corner of the herein described tract;

North 21 degrees 44 minutes 08 seconds West, a distance of 54.86 feet (call North 21 degrees 46 minutes 20 seconds West, 54.74 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

North 21 degrees 57 minutes 33 seconds West, a distance of 54.60 feet (call North 22 degrees 00 minutes 30 seconds West, 54.66 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

North 08 degrees 42 minutes 16 seconds West, a distance of 55.13 feet (call North 08 degrees 32 minutes 40 seconds West, 55.10 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

CLERK

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EXHIBIT A

North 08 degrees 31 minutes 59 seconds West, a distance of 54.92 feet (call North 08 degrees 37 minutes 30 seconds West, 55.03 feet) to a point for an angle point of the herein described tract;

North 08 degrees 34 minute 33 seconds West, a distance of 110.31 feet (call North 08 degrees 37 minutes 40 seconds West, 110.18 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

North 08 degrees 34 minutes 28 seconds West, a distance of 39.40 feet (call North 08 degrees 45 minutes 50 seconds West, 39.96 feet) to a 5/8 inch iron rod with cap found marking angle point of the herein described tract;

North 81 degrees 43 minutes 05 seconds West, a distance of 56.18 feet (call North 81 degrees 38 minutes 10 seconds West, 56.02 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract;

North 00 degrees 07 minutes 08 seconds East, a distance of 105.46 feet (call North 00 degrees 11 minutes 20 seconds East, 108.01 feet) to a 1/2 inch iron rod found marking an angle point of the herein described tract and a point on the southerly right-of-way line of Sand Bar Drive (30 feet wide);

North 00 degrees 29 minutes 50 seconds West, crossing the right-of-way of said Sand Bar Drive, a distance of 50.17 feet to a 1/2 inch iron rod found marking an angle point of the herein described tract and a point on the northerly right-of-way line of said Sand Bar Drive;

North 17 degrees 03 minutes 50 seconds West, leaving the northerly right-of-way line of said Sand Bar Drive, a distance of 129.96 feet to a point in creek for an angle point of the herein described tract and a point on the southerly line of Northridge Park, Section Two, Phase A-1, as per plat recorded in Volume 86, Page 141B of the Travis County Plat Records;

THENCE South 77 degrees 55 minutes 21 seconds East, along the southerly line of said Northridge Park, Section Two, Phase A-1, a distance of 128.93 feet to a 1/2 inch iron pipe found marking an angle point of the herein described tract, the southeast corner of said Northridge Park, Section Two, Phase A-1, and the southwest corner of an adjoining tract of land sold to Rupert Cedar and Annette Pannell as described in deed recorded in Volume 3353, Page 748 of the Travis County Deed Records;

THENCE South 86 degrees 48 minutes 10 seconds East, along the southerly line of said Cedar-Pannell tract, a distance of 97.25 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract and the northwest corner of said Lot 18, Northridge Park, Section 2, Phase B;

92-068-00(A) R.T.C. #17 Tract 2

Page 3 of 5

5801 Clarke:

Houston, Texas 77044-6214

(713) 462-0993

Fax (713) 462-2732

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11879 0426

CLER**Cobourn Linselsen & Ratcliff Inc.**

civil engineers • surveyors • planners • architects

EXHIBIT A

TRENCH along the westerly line of said Lot 38 as follows;

South 38 degrees 56 minutes 35 seconds East, a distance of 216.82 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 18 degrees 12 minutes 55 seconds East, a distance of 63.57 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 02 degrees 42 minutes 58 seconds East, a distance of 169.00 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

North 49 degrees 10 minutes 10 seconds East, a distance of 92.50 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 74 degrees 43 minutes 54 seconds East, a distance of 82.96 feet (call South 74 degrees 53 minutes 43 seconds East, 83.06 feet) to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 53 degrees 19 minutes 11 seconds East, a distance of 85.03 feet (call South 53 degrees 20 minutes 31 seconds East, 85.00 feet) to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 36 degrees 18 minutes 47 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 26 degrees 00 minutes 38 seconds West, a distance of 110.11 feet (call South 25 degrees 57 minutes 50 seconds West, 110.00 feet) to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 53 degrees 11 minutes 34 seconds West, a distance of 85.07 feet (call South 53 degrees 12 minutes 07 seconds West, 85.00 feet) to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 56 degrees 04 minutes 15 seconds West, a distance of 82.11 feet (call South 56 degrees 06 minutes 20 seconds West, 82.14 feet) to a 5/8 inch iron rod with cap found marking an angle point of the herein described tract;

South 40 degrees 35 minutes 57 seconds West, a distance of 307.81 feet (call South 40 degrees 36 minutes 00 seconds West, 308.00 feet) to a 5/8 inch iron rod with cap found marking an "ell" corner of the herein described tract;



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EXHIBIT A



Hugh W. Clarkson

Hugh W. Clarkson, R.P.L.S. No. 4113

92-069-00(A) R.T.C. #17 Tract 2

6801 Clerk

Houston, Texas 77041-6214

Page 5 of 5

(713) 462-0093

Fax (713) 462-2732

SEAL OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the 24th day of FEBRUARY 1999, at the County Clerk's Office, and
was duly RECORDED, in the Volume and Page of the
public RECORDS of Travis County, Texas, as

FEB 24 1999



Laura L. Johnson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11879 0428

DAVID DE BEAUVILLE
CRIMINAL JUSTICE
TRAVIS COUNTY, TEXAS

93 FEB 24 PM 12:35

FILED

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 08:39 PM

Real Estate Index Detail

Report # 745943 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#: 5408053	Document Type: WARRANTY DEED
Date Received: 09/02/1994 12:00:00 AM	Book Type: book_type
Index Status: Permanent Index	Book: 12264
Image? ✓	Page: 1355
Comments:	

Grantors

- 1 ESCALANTE REYNALDO
- 2 TOUSLEY-ESCALANTE JOANNA

Grantees

- 1 COLE KEVIN W
- 2 COLE SHERYL NELSON

Legal Information

- 1 LT 5 BLK B DELWOOD SEC ONE

FILM CODE
00005192988

94-002-7902

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That REYNALDO ESCALANTE AND WIFE, JOANNA TOUSLEY-ESCALANTE

hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by
KEVIN W. COLE AND WIFE, SHERYL NELSON COLE

hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantor of one certain Promissory Note in the principal sum of \$ 121,100.00, of even date herewith, payable to the order of
ASSURANCE MORTGAGE COMPANY

hereinafter called "Mortgagee", bearing interest at the rate therein provided; said note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to
DENNIS P. SCHWARTZ

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor \$ 121,100.00 of the purchase price of the property hereinafter described, as evidenced by the above-described Note, said Vendor's Lien and Deed of Trust Lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee. Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

LOT 5, BLOCK B, DELWOOD SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 253, 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 said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

02-1811-0706-0000 RETURN TO: FIRST AMERICAN TITLE
OFF 3940483 RP REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

DEED (1/2/91)

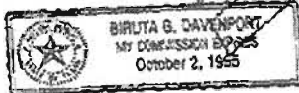
12264 1358

EXECUTED this 31st day of AUGUST, 1994.

REYNALDO ESCALANTE

JOANNA TOUSLEY-ESCALANTE

STATE OF TEXAS, COUNTY OF TRAVIS, ss: (Individual Acknowledgment)

BEFORE ME, the undersigned authority, on this day personally appeared
REYNALDO ESCALANTE AND JOANNA TOUSLEY-ESCALANTEknown to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that
he/she/they executed the same for the purposes and consideration therein expressed.GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of AUGUST, 1994.

NOTARY PUBLIC

STATE OF TEXAS, COUNTY OF TRAVIS, ss: (Individual Acknowledgment)

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that
he/she/they executed the same for the purposes and consideration therein expressed.GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of AUGUST, 1994.

NOTARY PUBLIC

STATE OF TEXAS, COUNTY OF TRAVIS,
I hereby certify that the foregoing was filed in
the 624 and 11 the line numbered pages by marking
with duly RECORDED in the Volume and Page of the
Travis County Records of Travis County, Texas, on

SEP 2 1994



County Clerk
TRAVIS COUNTY, TEXAS

GRANTEE'S ADDRESS:
KEVIN W. COLE
4304 PARKWOOD ROAD
AUSTIN, TEXAS 78722

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12264 1359

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 08:44 PM

Real Estate Index Detail

Report # 745947 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	5414000	Document Type:	RELEASE
Date Received:	09/23/1994 12:00:00 AM	Book Type:	book_type
Index Status:	Permanent Index	Book:	12278
Image?	✓	Page:	631
Comments:			

Grantors

1 NATIONAL CITY MORTGAGE CO

Grantees

1 COLE KEVIN WAYNE
2 NELSON SHERYL RENEE

Legal Information

1 LOT 10 BLK 23 LAS CIMAS SEC 1

2024977
KEVIN WAYNE COLE
FILM CODE

RELEASE OF MORTGAGE

00005200987

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, of the County of
TRAVIS, and State of TEXAS, the legal and equitable owner
and holder of that one certain Promissory Note in the original principal sum of

Dollars (\$ 37,335.00) dated

01/22/90 executed by KEVIN WAYNE COLE, A SINGLE MAN
SHERYL RENEE NELSON, A SINGLE WOMAN

5.00 INDX

payable to the order of 2:04 PM 1995 1 1 09/23/94

more fully described in a deed of trust duly recorded in Volume 11112

Page 1448 of the Mortgage Records of TRAVIS County, TEXAS

State, said note being secured by a mortgage lien against the following described property, to-wit:

LOT 10, BLOCK 23, LAS CUMAS, SECTION ONE, A SUBDIVISION IN THE CITY OF
AUSTIN, TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN
VOLUME 65, PAGE 88, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
SUBJECT, HOWEVER, TO EASEMENTS AND RESTRICTIONS OF RECORD IN THE COUNTY
CLERK'S OFFICE OF TRAVIS COUNTY, TEXAS AFFECTING SAID PROPERTY.

2:06 PM 1995 1 1 09/23/94
2:06 PM 1995 1 1 09/23/94
5.00 REG
1.00 SEC
978.29-CHK

for and in consideration of the full and final payment of all indebtedness secured by the aforesaid lien or
liens, the receipt of which is hereby acknowledged, has released and discharged, and by these presents
hereby releases and discharges the above described property from all liens held by the undersigned
securing said indebtedness.

EXECUTED this 12th day of September, A.D. 1994.

NATIONAL CITY MORTGAGE CO.

NATIONAL CITY MORTGAGE CO.
NATIONAL CITY MORTGAGE CO.

LINDA BLAIR

JERRY R. JOHNSON
VICE-PRESIDENT

State of OHIO
County of MONTGOMERY

Before me, the undersigned authority, on this day personally appeared JERRY R. JOHNSON

NATIONAL CITY MORTGAGE CO.
of NATIONAL CITY MORTGAGE CO.

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

GIVEN UNDER MY HAND and seal of office, this 12th day of September, 1994.

BRIAN S. CUTLER
Notary Public

BRIAN S. CUTLER, Notary Public
in and for the State of Ohio
My Commission Expires Dec. 28, 1998

Prepared by:

BRIAN S. CUTLER
NATIONAL CITY MORTGAGE CO.
3232 NEWARK DRIVE, ATTN: PAYOFFS
MIAMI BEACH, OH 45342

REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS

12278 0531

TX REL

STATE OF TEXAS COUNTY OF TRAVIS
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 Volume and Page of the
names RECORDED in Travis County, Texas, as:

SEP 28 1894

 *John B. Mason*
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
12278 0532

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:49 AM

Real Estate Index Detail

Report # 736807 Requested By REBECCA LAFLORE (WEBPUBLIC)

Document Information

Instrument#:	6101558	Document Type:	RELEASE
Date Received:	03/22/1999 12:00:00 AM	Book Type:	book_type
Index Status:	Permanent Index	Book:	13394
Image?	✓	Page:	48
Comments:			

Grantors

1 MELLON MORTGAGE COMPANY

Grantees

1 COLE KEVIN W
2 COLE SHERYL NELSON

Legal Information

1 12264/1360 REAL PROPERTY RECORDS

Prepared by and after recording mail to:
SMD/Ann Sherry Doss
P.O. Box 540817
Houston, Texas 77254-0817
Tel. (800) 795-5263

96
FILM CODE

00005894580

Texas
County of Travis

Loan #: 8702800387
Instr: 54344
Job#: 230_8523

RELEASE OF LIEN

KNOWN ALL MEN BY THESE PRESENTS that MELLON MORTGAGE COMPANY owner of the beneficial interest under a certain Deed of Trust, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust in said County in the State of Texas, describing the land therein as more fully described in said Deed of Trust.

Original Borrower: KEVIN W. COLE AND SHERYL NELSON COLE
Original Beneficiary: ASSURANCE MORTGAGE COMPANY
Original Trustee: DENNIS P. SCHWARTZ
Original Loan Amount: \$121,160.00
Property Address: 4304 PARKWOOD ROAD, AUSTIN, TX 78722
Date of DDT: 8/31/94
Book: 12264
Page: 1160

IN WITNESS WHEREOF, MELLON MORTGAGE COMPANY, has caused these presents to be executed in its corporate name and seal by its authorized officers this 2th day of March 1999 A.D.
Beneficiary Address: 3100 Travis Street, Houston, TX 77006

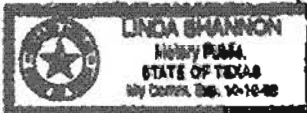
MELLON MORTGAGE COMPANY

Cyfr
CHERYL SWINSINSKI
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

On this the 2th day of March 1999 A.D., before me, a Notary Public, appeared CHERYL SWINSINSKI to me personally known, who being by me duly sworn, did say that (s)he is the VICE PRESIDENT of MELLON MORTGAGE COMPANY, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said CHERYL SWINSINSKI acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



FILED

99 MAR 22 PM 1:00

DANA DESAUVOUR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

COUNTY OF TRAVIS
I hereby certify that this instrument was FILED in the public records of this County, Texas, on the date and at the place hereunto by me, and was duly RECORDED, in my presence and face of the County Administrator of Travis County, Texas, on

MAR 24 1999



REAL PROPERTY RECORDS
Travis County, Texas

18394 0048

RECEIVED: RECORDED: 3/22/99 11:11 AM
CHERYL SWINSINSKI FILE DATE: 3/22/99
FILE IN: CREDITS 28461

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 01:39 PM

Real Estate Index Detail

Report # 738873 Requested By REBECCA LAFLOURE (WEBPUBLC)

Document Information

Instrument#:	2001218035	Document Type:	RELEASE
Date Received:	12/21/2001 03:58:31 PM	Book Type:	NONE
Index Status:	Permanent Index	Book:	0
Image?	✓	Page:	C
Comments:			

Grantors

1 BANK OF AMERICA

Grantees

1 COLE SHERYL NELSON

2 COLE KEVIN W

Legal Information

1 13245 1626 REAL PROPERTY

Returnee Information

SHERYL AND KEVIN COLE
4304 PARKWOOD RD
AUSTIN TX 787220000

TRV 2001216025
1 08

State of Texas, County of Travis
Prepared By: Bobby Hickey
Loan Number: 22141840

Release of Lien

State of Texas, County of Travis

Property Address: 4304 Parkwood Road Austin, TX 787220000

Know All Men by These Presents That in consideration of the payment in full according to the face and tenor thereof of a certain promissory note dated 08/07/1998 in the Original amount of \$105,250.00 and said note being described in a certain Deed of Trust executed by Sheryl Nelson, Cole and spouse, and Kevin W Cole to Home Financing Unlimited, Inc. dba Mission Mortgage of Texas, Inc. Recorded in Volume 13245 on Page 1626 of the Records of Deed of Trust of the County of Travis, Texas

Bank of America, N.A., a national banking association, a corporation duly organized and existing under the laws of the United States of America is the owner and holder of said note, does hereby release the Deed of Trust and assignment of lien shown by said instrument to exist upon the following described property to secure payment of said note, as described in said Deed of Trust

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its duly authorized officer on 11/20/2001

Bank of America, N.A., a national banking association

By Shawn Biven
Assistant Vice President

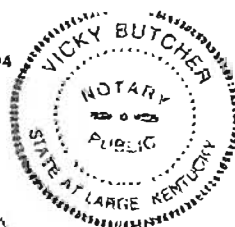
Corporation Acknowledgment

State of Kentucky,
County of Jefferson

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on the day personally appeared Shawn Biven known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Bank of America, N.A., a national banking association, a corporation, and that he/she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE on 11/20/2001

When recorded, MAIL to
Sheryl N Cole
Kevin W Cole
4304 Parkwood Road
Austin, TX 787220000

Vicky Butcher
Vicky Butcher
Notary Public, State of Kentucky
Qualified in Jefferson County
Commission Expires November 22, 2004



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lana D. DeBeauvoir
12-21-2001 03:55 PM 2001216025
KNOWLEDGE \$9.00
DANA DESBEAUVOIR COUNTY CLERK
TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 01:41 PM

Real Estate Index Detail

Report # 736878 Requested By REBECCA LAFLORE (WEBPUBLIC)

Document Information

Instrument#:	2001217684	Document Type:	RELEASE
Date Received:	12/27/2001 12:20:55 PM	Book Type:	NONE
Index Status:	Permanent Index	Book:	0
Image?	✓	Page:	0
Comments:			

Grantors

- 1 BANK OF AMERICA
- 2 NATIONSBANK

Grantees

- 1 COLE KEVIN W
- 2 COLE SHERYL NELSON

Legal Information

- 1 LT 3 BLK B DELWOOD SEC 1

Returnee Information

BANK OF AMERICA
TX1-945-07-01, P O BOX 831400
DALLAS, TX 752601400

TRV 2001217684
1 pg

Rth:
BANK OF AMERICA, N A
TXN 945-07-01
P O Box 831400
Dallas, Texas 75283-1400

RELEASE OF LIEN

The State of Texas

County of TRAVIS
Account

KNOWN ALL MEN BY THESE PRESENTS

That Bank of America, N A, in DALLAS, DALLAS COUNTY, TEXAS, the legal and equitable owner and holder of that one certain promissory note the original principal sum of FIFTY THREE THOUSAND SEVEN HUNDRED NINETY FOUR DOLLARS AND 00 CENTS dollars \$53,794.00 dated MAY 23, 2000, executed by KEVIN W COLE AND SHERYL NELSON COLE, payable to the order of Bank of America, N A, more fully described in a DEED OF TRUST, duly recorded in Volume 2000086331 Page of the REAL PROPERTY records of TRAVIS COUNTY, TEXAS, said note being secured by DEED OF TRUST against the following described property to-wit:

LOT 5, BLOCK B, DELWOOD SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 253, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

For and in consideration of the full and final payment of all indebtedness secured by the aforesaid lien or liens, the receipt of which is hereby acknowledged, heretofore released and discharged, and by these presents hereby releases and discharges, the above described property from all liens held by Bank of America, N A, securing said indebtedness.

Executed this 12TH day of DECEMBER A D 2001

BANK OF AMERICA, N A / N A
NATIONSBANK

Elizabeth Ann Price
ELIZABETH ANN PRICE
VICE PRESIDENT

The State of Texas
County of Dallas

Before me, the undersigned authority, on this day personally appeared ELIZABETH ANN PRICE, the Vice President of Bank of America, N A a national banking association known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and as the act and deed of said association, and in the capacity therein stated.

Given under my hand and seal of office, this 12TH day of DECEMBER, 2001

Antonio...
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 08-15-05
DALLAS COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
12-21-2001 12:28 PM 2001217684
KNOXLESR \$9.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:11 AM

Real Estate Index Detail

Report # 738749 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#: 2005205935	Document Type: RELEASE EASEMENT
Date Received: 11/03/2005 12:20:23 PM	Book Type: book_type
Index Status: Permanent Index	Book: book
Image? ✓	Page: pg
Comments:	

Grantors

1 CITY OF AUSTIN

Grantees

1 COLE KEVIN
2 COLE SHERYL
3 MCDANIEL DEMETRIUS

Legal Information

1 SEE INSTRUMENT

Returnee Information

CITY OF AUSTIN
DEPT. OF PUBLIC WORKS, 505 BARTON SPRINGS RD. STE 1350
AUSTIN, TX 78704

5

Release of Temporary Working Space Easement

Description of Easement and Recording Data:

A Temporary Working Space Easement ("Easement") dedicated by Instrument recorded in Document No. 2002060856 of the Real Property Records of Travis County.



EASE 2005205935
5 PGS

Easement Grantee:

The City of Austin, Real Estate Service Division, 505 Barton Springs Ste. 1350, Austin, Travis County, Texas 78704.

Description of Property:

Described in "Exhibit A" attached hereto and made a part hereof for all purposes, to which reference is herein made for a more particular description of said property ("Property")

Current Owner of Property and Address:

Kevin Cole, Sheryl Cole and Demetrius McDaniel
400 W. 15th Ste. 800
Austin, Texas 78701

Consideration:

\$10 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

Grantee, the City of Austin, has determined that the Temporary Construction Easement is not needed.

Executed On October 26, 2005

Approved to release:

City of Austin

By: Gary M. Kosut
Gary M. Kosut, P.E.
Watershed Engineering Division
Watershed Protection and Development Review Dept.

By: Lauraine Rizer
Lauraine Rizer, Manager
Real Estate Services Division
Public Works Department

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 26, 2005 by Lauraine Rizer, Manager, Real Estate Services Division, Public Works Department, City of Austin, a Texas municipal corporation, on behalf of said corporation.

[SEAL]

Melina Tamy
Notary Public, State of Texas

Kevin W. Cole, Sheryl Cole
and Demetrius McDaniel
Lot 1, Las Cimas Section Five

To
City of Austin
(10' Temporary Workspace Easement)
Out of Lot 1, Las Cimas Section Five
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

Page 193

LEGAL DESCRIPTION

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF LOT 1, LAS CIMAS SECTION FIVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 75, PAGE 318 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF BEGINNING at a 1/2" iron rod found (Texas State Plane Coordinates of N=10,086,095.819 and E=3,142,647.630, Central Zone, NAD '83 Grid Coordinates) at the most easterly corner of the above referenced Lot 1, Las Cimas Section Five, said 1/2" iron rod found also being the most southerly corner of Lot 2, Las Cimas Section Five for the most easterly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, with the southeast line of the above referenced Lot 1, S29°04'38"W a distance of 83.52 feet to a 1/2" iron rod found for the most southerly corner of this tract;

THENCE, with the southwest line of the above referenced Lot 1, N62°07'30"W a distance of 10.00 feet to a calculated point for the most westerly corner of this tract;

THENCE ten (10.00') feet northwest of and parallel to the southeast line of said Lot 1, N29°04'38"E a distance of 83.47 feet to a calculated point on the common line between said Lot 1 and Lot 2 for most northerly corner of this tract;

Exhibit "A"

Page 2 of 3

THENCE, with said common line of Lot 1 and 2, Las Cimas Section Five, S62°23'15"E a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.019-acre (835 square feet) of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground April, 2001 under my supervision.

Prepared by Landmark Surveying, Inc.

Paul J. Flugel

Paul J. Flugel

Registered Professional Land Surveyor No. 5096



Bearing Basis: Texas State Plane Coordinates (Central Zone, NAD '83 Grid Coordinates).
Combined scaled factor = 0.99993011. All data derived from NAD '83 coordinated as
supplied by Baker Aicklen and Associates, Inc.

C:\fn2001\Cimas5-K.DOC
Austin Map No. 557, Grid No. N25 & N26
TCAD No. 02-2030-0682

FIELD NOTES REVIEWED

By *W. L. L. L.* Date *08/13/07*

Engineering Support Section
Department of Public Works
and Transportation

SURVEY OF A PORTION OF LOT 1, LAS CIMAS SECTION FIVE, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 30'

CRYSTAL BROOK DRIVE
(70' R.O.W.)

CONCRETE PADS

EXISTING 7.5' P.U.E.
BOOK 75, PAGE 318

Lot 1

KEVIN W. & SHERYL COLE
AND DEMETRIUS MCDANIEL
VOL. 11680, PG. 369

PROPOSED 10' TEMPORARY
WORKSPACE EASEMENT
1835 S.F.
0.019-ACRE

N62°07'30"W 10.00'

EXISTING 7.5' P.U.E.
BOOK 75, PAGE 318

N29°04'38"E 83.47'

S29°04'38"W 83.52'
(S31°32'W 83.51')

CITY OF AUSTIN
(N.E. DISTRICT PARK)
80.558 ACRES
VOL. 5507, PAGE 294

N62°23'15"W 156.51'
(N59°56'W 156.49')

Lot 2

BEARING BASIS NOTE:

TEXAS CENTRAL ZONE NAD '83 GRID COORDINATES
COMBINED SCALE FACTOR= 0.99993011 (ALL DATA
DERIVED FROM NAD '83 SURFACE COORDINATES).

POINT OF BEGINNING
N: 10,086,095.819
E: 3,142,647.630

LEGEND

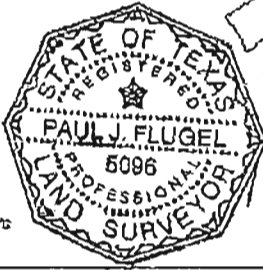
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- CALCULATED POINT
- CONCRETE IMPROVEMENTS
- WOOD FENCE
- CHAIN LINK FENCE
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- BL. BOOK
- PG. PAGE
- () RECORD INFORMATION
- AS AIR CONDITION

AS SURVEYED BY
LANDMARK SURVEYING, INC.

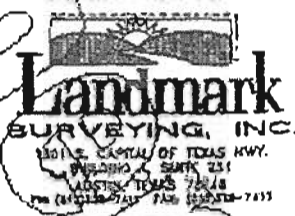
Paul J. Flugel
Registered Professional Land Surveyor No. 5096
DATE: May 2, 2001

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Reviewed: August 3, 2001
Client: RAYMOND CHAN & ASSOCIATES
Date: JUNE 19, 2001
Office: STL
Drawn: WADON, ECKHARDT
S.B.S: 431/58
Dated: C:\DWG\1\CHAM\CRYSTALBROOK\LAS CIMAS SECS\EASEMENTS\LC-1.DWG
Copied: C:\DWG\5\CRYSTALBROOK*.DWG
Job No.: 95-0024-08-08



SKETCH TO
ACCOMPANY
FIELD NOTES



AFTER RECORDING, RETURN TO:

City of Austin
Department of Public Works
Real Estate Services
505 Barton Springs Road, ste. 1350
Austin, TX 78704

File#: 3690.36/Melissa Torres
TCAD#: 0220300802 Crystalbrook Flood Control

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Nov 03 12:20 PM 2005205935

CORTEZY \$32.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Recorders Memorandum-At the time of recording
this instrument was found to be inadequate for the best
reproduction, because of illegibility, carbon or
photocopy, discolored paper, etc. All blockouts,
additions and changes were present at the time the
instrument was filed and recorded.

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:16 AM

Real Estate Index Detail

Report # 738756 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	2006000600	Document Type:	RELEASE
Date Received:	01/03/2006 03:14:43 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 BANK OF AMERICA

Grantees

1 COLE KEVIN W
2 COLE SHERYL N

Legal Information

1 4304 PARKWOOD RD AUSTIN TX 78722 1120

Related Documents

1	2001196147	0	NONE	0	0	DT
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Returnee Information

KEVIN COLE
4304 PARKWOOD RD
AUSTIN, TX 78722



REL 2006000500
1 PG

State of Texas, County of Travis
Prepared By: Katina Reynolds
Bank of America, N.A.
4161 Piedmont Pkwy., Greensboro, NC 27410
Loan Number: 7012366766 133
0

Release of Lien

State of Texas, County of Travis

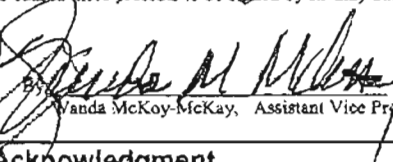
Property Address: 4304 Parkwood Rd Austin, TX 787221120

Know All Men by These Presents, That in consideration of the payment in full according to the face and tenor thereof, of a certain promissory note dated 11/05/2001 in the Original amount of \$104,777.93 and said note being described in a certain Deed of Trust executed by Kevin W Cole and Sheryl N Cole to Bank of America, N.A. Recorded , Document No. 2001196147 of the Records of Deed of Trust of the County of Travis, Texas.

Bank of America, N.A., a corporation duly organized and existing under the laws of the United States of America is the owner and holder of said note, does hereby release the Deed of Trust and assignment of lien shown by said instrument to exist upon the following described property to secure payment of said note, as described in said Deed of Trust.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its duly authorized officer on 12/13/2005.

Bank of America, N.A.

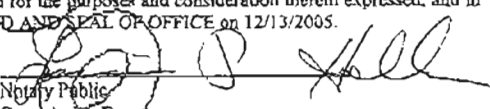

Wanda McKay-McKay, Assistant Vice President

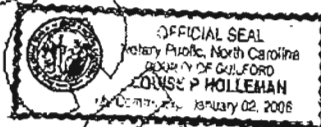
Corporation Acknowledgment

State of North Carolina,
County of Guilford

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on the day personally appeared Wanda McKay-McKay known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Bank of America, N.A., a corporation, and that he/she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE on 12/13/2005.

When recorded, MAIL to:
Kevin W Cole
Sheryl N Cole
4304 Parkwood Rd
Austin, TX 787221120


Notary Public
Commission Expires:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2006 Jan 03 03:14 PM 2006000500

CRCRCL 818.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:17 AM

Real Estate Index Detail

Report # 738760 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	2006000902	Document Type:	RELEASE
Date Received:	01/04/2006 09:41:14 AM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 BANK OF AMERICA

Grantees

1 COLE KEVIN W

2 COLE SHERYL N

Legal Information

1 4304 PARKWOOD RD AUSTIN TX 78722 1 1 20

Related Documents

1	2001196148	0	NONE	0	0	HE LIEN
---	------------	---	------	---	---	---------

Returnee Information

KEVIN W COLE
4304 PARKWOOD RD
AUSTIN, TX 78722



REL
1 PG

2006000902

State of Texas, County of Travis
Prepared By: Katina Reynolds
Bank of America, N.A.
4164 Piedmont Pkwy., Greensboro, NC 27410
Loan Number: 7012366477 133

Release of Lien

State of Texas, County of Travis

Property Address: 4304 Parkwood Rd Austin, TX 787221120

Know All Men by These Presents: That in consideration of the payment in full according to the face and tenor thereof, of a certain promissory note dated 11/05/2001 in the Original amount of \$46,142.00 and said note being described in a certain Deed of Trust executed by Kevin W Cole and Sheryl N Cole to BANK OF AMERICA, N.A.
Recorded , Document No. 2001196148 of the Records of Deed of Trust of the County of Travis, Texas.

Bank of America, N.A., a corporation duly organized and existing under the laws of the United States of America is the owner and holder of said note, does hereby release the Deed of Trust and assignment of lien shown by said instrument to exist upon the following described property to secure payment of said note, as described in said Deed of Trust.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its duly authorized officer on 12/12/2005.

Bank of America, N.A.

Wanda McKay-McKay
Wanda McKay-McKay, Assistant Vice President

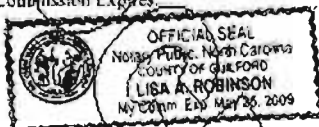
Corporation Acknowledgment

State of North Carolina,
County of Guilford

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on the day personally appeared Wanda McKay-McKay known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Bank of America, N.A., a corporation, and that he/she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE on 12/12/2005.

When recorded, MAIL to:
Kevin W Cole
Sheryl N Cole
4304 Parkwood Rd
Austin, TX 787221120

Lisa A. Robinson
Notary Public
Commission Expires:



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
2006 Jan 03 09:41 AM

RECORDED \$16.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:20 AM

Real Estate Index Detail

Report # 738764 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #:	2006056544	Document Type:	WARRANTY DEED
Date Received:	03/29/2006 03:31:11 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 OPP HOMES INC

Grantees

1 COLE KEVIN W

2 COLE SHERYL N

3 MICHAEL DEMETRIUS

Legal Information

1 LT 1 BLK 24 LAS CIMAS SEC 1

Returnee Information

FIDELITY TITLE COMPANY
PICK-UP

07/FNT

GF# 501325

WARRANTY DEED

RETURN
FIDELITY NATIONAL TITLE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Date: MARCH 15, 2006



WD

2006058544

2 PGS

Grantor: OFF HOMES, INC., A TEXAS CORPORATION

Grantor's Mailing Address: P.O. BOX 140855, AUSTIN, TEXAS 78714

Grantee: KEVIN W. COLE AND SPOUSE, SHERYL N. COLE AND DEMETRIUS MCDANIEL, A SINGLE PERSON

Grantee's Mailing Address: 4304 Parkwood Road, Austin, Texas 78722

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements):

LOT 1, BLOCK 24, LASCIMAS, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 65, PAGE 88, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN 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 Conveyance and the Exceptions to Conveyance and Warranty.

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

OPP HOMES, INC.

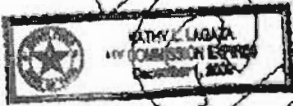
BY: Leland Dandridge

Leland Dandridge, President

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on the 24 day of March, 2006, by Leland Dandridge, President OF OPP HOMES, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.



Kathy Lagata
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
KEVIN W. COLE AND SPOUSE, SHERRY N. COLE
AND DEMETRIUS MCDANIEL, A SINGLE PERSON

PREPARED IN THE LAW OFFICE OF:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 MAR 29 02:31 PM 2006056544

AMOUNT \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 07:17 PM

Real Estate Index Detail

Report # 745929 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #: 2006192436

Document Type: WARRANTY DEED

Date Received: 10/03/2006 03:15:07 PM

Book Type: book_type

Index Status: Permanent Index

Book: book

Image? ☒

Page: pg

Comments:

Grantors

1 THOMAS MICA HUTCHESON

Grantees

1 COLE KEVIN W

Legal Information

1 LT 19 BLK E NORTH CREEK EAST SEC 1

Returnee Information

FIDELITY TITLE COMPANY
PICK-UP



WD 2006192438
2 PGS

GENERAL WARRANTY DEED

Please Return
Fidelity National Title Company
9600 Great Hills Trail #150E
Austin, TX 78759
GF# 11006945-DB

STATE OF TEXAS)

) KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS)

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 DRIVERS LICENSE NUMBER.

07/FNT
THAT THE UNDERSIGNED, MICA HUTCHESON THOMAS, hereinafter referred to as "Grantor" whether one or more for and in consideration of sum of TEN DOLLARS {10.00} cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has Granted, Sold and Conveyed, and by these presents does hereby GRANT, SELL and CONVEY an entire undivided 100% interest unto, KEVIN W. COLE, herein referred to "Grantee", whether one or more, the real property described herein:

Lot 19, Block E, NORTH CREEK EAST, SECTION ONE (1), a subdivision in TRAVIS County, Texas, according to the map or plat recorded in Volume 50, Page 55, Plat Records of Travis County, Texas.

This conveyance, however, is made and accepted subject to any and a validly existing encumbrances, conditions and restrictions, relating to the here and above described property as now reflected by the records of the County Clerk of TRAVIS County, Texas.

TO HAVE AND TO HOLD the above described premises, together with and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all an singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

STATE OF TEXAS

COUNTY OF *TRAVIS*

The foregoing instrument was acknowledged before me on the *23* day of *Sept* 2006, by Mica Hutcheson Thomas

[Signature]
Notary Public, State of Texas

Printed Name of Notary



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Oct 03 02:15 PM

2006102438

GUERREROR \$26.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:21 AM

Real Estate Index Detail

Report # 738766 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	2008230830	Document Type:	WARRANTY DEED
Date Received:	12/01/2006 03:09:11 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

- 1 TOM CARTER LIVING TRUST
- 2 CARTER TOM LIVING TRUST

Grantees

- 1 COLE KEVIN W
- 2 COLE SHERYL N

Legal Information

- 1 PT LTS 21 22 BLK 3 WILSHIRE WOOD SEC 3

Returnee Information

KEVIN & SHERYL COLE
4101 WILDWOOD RD
AUSTIN, TX 78722

4

Prepared By:
Robertson & Anschutz
10333 Richmond Avenue, Suite 550
Houston, TX 77042



2006230630

4 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

COUNTY OF Travis

59.

KNOW ALL MEN BY THESE PRESENTS:

THAT Tom Carter Living Trust, of Travis County, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Kevin W. Cole and Sheryl N. Cole, husband and wife, hereinafter called "Grantee", whose mailing address is 4101 Wildwood Road, Austin, TX 78722, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note ("Note I") in the principal sum of Four Hundred Seventeen Thousand Dollars (\$417,000.00), of even date herewith, payable to the order of State Bank dba Capstar Lending, hereinafter called "First Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said First Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Sam Urso, Trustee, and the further consideration of the execution and delivery by said Grantee of one certain other Promissory Note ("Note II") in the principal sum of One Hundred Eighty-Six Thousand Dollars (\$186,000.00) of even date herewith, payable to the order of Encore Bank, hereinafter called "Subordinate Mortgagee", bearing interest at the rate therein provided; said Note II containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Subordinate Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to L. Anderson Creel, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Travis County, Texas, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes



Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

First Mortgagee and Subordinate Mortgagee have, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Notes, and thus a Vendor's Lien and Deed of Trust Lien against said Property securing the payment of each Note, are hereby assigned, transferred and delivered to each Mortgagee, to the extent of their respective advances, Grantor hereby conveying to said Mortgagees the said Superior Title to said Property, subrogating said Mortgagees to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payees of said Notes against the above-described Property and improvements, until said Notes and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, 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 20 day of November, 2006


Seller, Tom Carter Living Trust

11/20/06
Date

INDIVIDUAL(S) ACKNOWLEDGEMENT

STATE OF TEXAS TRAVIS County ss: _____

This instrument was acknowledged before me on November 26, 2006 by Tom Carter Living Trust.

Notary Public

Printed Name of Notary Public



EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 1,542 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 21 AND 22, BLOCK 3, WILSHIRE WOOD, SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4 PAGE 254 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT 3 CONVEYED TO THE TOM CARTER LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 2005036615 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT OF LAND CONVEYED TO L.L. MCCANDLESS AS DESCRIBED IN VOLUME 880 PAGE 460 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found at the east common corner of Lots 5 and 6, Block 3, Wilshire Wood, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 153 of the Plat Records of Travis County, Texas, and being the north corner of that certain Tract 3 conveyed to the Tom Carter Living Trust by deed recorded in Document No. 2005036615 of the Official Public Records of Travis County, Texas, and being the north corner of that certain tract of land conveyed to L.L. McCandless as described in Volume 880 Page 460 of the Deed Records of Travis County, Texas, and being a point in the west line of Lot 22, Block 3, Wilshire Wood, Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 254 of the Plat Records of Travis County, Texas, and being the north corner and PLACE OF BEGINNING of the herein described tract:

THENCE crossing the interior of said Lot 22 with the east line of said Tom Carter Living Trust tract, also being the east line of said McCandless tract, S 16 deg. 26' 42" E at 67.38 ft. passing a ½ inch iron pipe found in the common line of said Lot 22 and of Lot 21 of said Block 3, Wilshire Wood, Section Three, and continuing 71.38 ft. more along the same course across the interior of said Lot 21, for a total distance on this course of 138.74 ft., to a ½ inch iron rod found with plastic cap imprinted with "Carson and Bush" at a common angle point of said Lot 21 and of Lot 9A, Resubdivision of Lot 8, Block 3, Wilshire Wood Sec. 1 and Lot 9 and Part of Lot 10, Block 3, Wilshire Wood, Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 17 Page 70 of the Plat Records of Travis County, and being at the south corner of said Tom Carter Living Trust tract, and being the south corner of said McCandless tract, and being the south corner of this tract

THENCE with the common line of said Lots 9A and 21, N 31 deg. 25' 43" W at 11.47 ft. passing a ½ inch iron rod set with plastic cap imprinted with "Holt Carson, Inc." at the northeast common corner of said Lot 9A and of Lot 8A of said Resubdivision of Lot 8, Block 3, Wilshire Wood Sec 1 and Lot 9 and Part of Lot 10, Block 3, Wilshire Wood, Section 2 and continuing along the same course 74.46 ft. more, for a total distance on this course of 85.93 ft. to a point at the east common corner of said Lot 6 and of Lot 7 of said Block 3 of Wilshire Wood Section One and being the most westerly corner of said Tom Carter Living Trust tract and being the most westerly corner of said McCandless tract, and being an angle point of this tract

THENCE with the common line said Lot 22 and said Lot 6, N 05 deg. 18' 00" E 60.00 ft. to the PLACE OF BEGINNING, containing 1,542 square feet of land.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Dec 01 03:03 PM 2005230630

GUERRERO \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Recorder's Memorandum-At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 07:20 PM

Real Estate Index Detail

Report # 745932 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#: 2006233050	Document Type: WARRANTY DEED
Date Received: 12/05/2006 02:21:48 PM	Book Type: book_type
Index Status: Permanent Index	Book: book
Image? ✓	Page: pg
Comments:	

Grantors

- 1 SECRETARY OF HOUSING AND URBAN DEVELOPMENT
- 2 HOUSING AND URBAN DEVELOPMENT
- 3 SOUTHWEST ALLIANCE OF ASSET MANAGERS LLC

Grantees

- 1 COLE KEVIN W

Legal Information

- 1 LT 82 BLK 5 AUSTINS COLONY PH 2

Returnee Information

GOVERNMENT BIDDING PARTNERS, L.L.C
ATTN: MARYANN SALINAS 100 NE LOOP 410, STE 555
SAN ANTONIO, TX 78216

State of Texas

SPECIAL WARRANTY DEED

FHA Case No. 495-534743

2

Cash

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.

State of Texas
County of Travis



40 2006233050
2 PGS

Know All Men By These Presents:

That **ALPHONSO JACKSON**, Secretary of Housing and Urban Development, of Washington, D.C., (hereinafter called "Grantor"), for and in consideration of the sum of **Ten Dollars (\$10.00)** and other good and valuable consideration to him/her in hand paid, the receipt of which is hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell and Convey unto Kevin W. Cole

all of the following described property situated:

Lot 82, Block 5, AUSTINS COLONY PHASE TWO, A SMALL LOT SUBDIVISION, according to map or plat thereof recorded in Volume 87, Page 133A, Plat Records, Travis County, Texas

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. § 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. § 3531).

To Have and To Hold the above described property, together with all and singular the rights and appurtenances thereunto in any way belonging, unto the said purchaser(s), his/her/their heirs and assigns forever.

Subject to and as **Affected** by, however, all easements, covenants, restrictions, reservations, conditions and rights appearing of record; and **Subject** to any state of facts which an accurate survey would show.

Grantor hereby binds himself/herself, his/her successor and assigns, to warrant and forever defend, with the exceptions stated above, all and singular, the said property unto said purchaser(s), his/her/their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through, or under Grantor, but not otherwise.

This deed is not to be in effect until _____

In Witness Whereof the undersigned on this _____, being specifically named pursuant to the delegation of authority published at 70 F.R. 43, 171 (July 26/2005) as an authorized agent, has set his/her hand seal as a principal and/or officer of Southwest Alliance of Asset Managers, LLC, Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

Secretary of Housing and Urban Development

*Warranty address:
2007 W Koenig Lane
Austin, Tx 78756*

By: _____ (Seal)

Southwest Alliance of Asset Managers, LLC
(Type or Print Name)
as Prime Contractor #G-DEN-01909

For Hired by
(Type or Print Name)
Darica Green, Closing Manager

STATE OF TEXAS)

COUNTY OF TRAVIS) ss

Before me, the undersigned authority, on this day personally appeared Darica Green - of Southwest Alliance of Asset Managers, LLC who executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

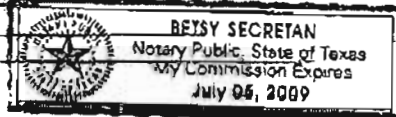
Given under my hand and seal this 14th November 2006

GBS Partners, LLC

100 NW Loop 410, Suite 955
San Antonio, TX 78216

100 NE Loop 410, Ste 955
SA, TX 78216

B. A. Secretan
Notary Public, State of Texas
Printed Name:
My Commission Expires:



Recorder's Memorandum - At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions, and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Dec 05 02:21 PM 200623050

CLARKIM \$20.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Return:

Government Building Partners, LLC

100 NE Loop 410, Ste 955

San Antonio, Texas 78216

Attn: Mary Ann Salinas

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/23/2011 07:22 PM

Real Estate Index Detail

Report # 745934 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #:	2006234558	Document Type:	WARRANTY DEED
Date Received:	12/07/2006 02:58:11 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 CIT GROUP / CONSUMER FINANCE INC

Grantees

1 COLE KEVIN W

Legal Information

1 LT 26 WALNUT FOREST

Returnee Information

KEVIN W COLE
4304 PARKWOOD RD
AUSTIN, TX 78722



LD

2006234558

2 PGS

2

Loan No. 00009500318143 / Cole

15/ITC/CB
GF# 0612826-ARB

CAD No. 02-4723-0310-0000

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.

SPECIAL WARRANTY DEEDDATE: NOVEMBER 10, 2006

GRANTOR: The CIT Group / Consumer Finance, Inc.

GRANTOR'S MAILING ADDRESS: 715 S. Metropolitan Avenue 150, Oklahoma City, Oklahoma 73108

GRANTEE: Kevin W. Cole

GRANTEE'S MAILING ADDRESS: 4304 Parkwood Road, Austin, Travis County, Texas 78722

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and for the payment of which no lien, either express or implied, is herein retained.

PROPERTY (including improvements):

Lot 26, Walnut Forest, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6, Page 127, Plat Records of Travis 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 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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors and 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 and exceptions to conveyance and warranty, by, through or under Grantor, but not otherwise.

\$24.00

COUNTY OF CLEVELAND

This instrument was acknowledged before me this 10 day of NOV, 2006, by Darrell Johnson, Vice-President of The CIT Group / Consumer Finance, Inc., a Delaware corporation, on its behalf.



Ladonna Harvey
Notary Public, State of OK

After recording, return to:
Kevin W. Cole
4304 Parkwood Road
Austin, Texas 78722
GF# 0612826-ARB

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Dec 07 02:58 PM 2006234558

ESPINOZAC \$20.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 01:42 PM

Real Estate Index Detail

Report # 738880 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #:	2008071540	Document Type:	RELEASE
Date Received:	05/01/2008 02:01:16 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 JPMORGAN CHASE BANK

Grantees

1 COLE KEVIN W
2 COLE SHERYL NELSON

Legal Information

1 LT 5 BLK B DELWOOD SEC 1

Related Documents

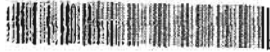
1	2006208459	0	HE LIEN
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Returnee Information

JPMORGAN CHASE BANK
710 KANSAS LANE
MONROE, LA 71203

CHASE HOME FINANCE LLC
PO BOX 4025
MONROE, LA 71203

CHASE HOME FINANCE LLC
PO BOX 4025
MONROE, LA 71203



REL

2008071540

2 PGS

RELEASE OF LIEN

THE STATE OF TEXAS
COUNTY OF TRAVIS

That in consideration of the payment in full according to the face and tenor thereof, of certain promissory note dated October 13, 2006, in the original principal sum of \$157,500.00, executed by KEVIN W COLE AND SHERYL NELSON COLE, payable to the order of JPMORGAN CHASE BANK, N.A.

Described in a certain Deed of Trust executed by KEVIN W COLE AND SHERYL NELSON COLE to JPMORGAN CHASE BANK, N.A. dated October 13, 2006 and recorded October 27, 2006, in Volume/Book N/A Page N/A Document 2006208459, Real Property Records of TRAVIS County, Texas.

JPMORGAN CHASE BANK, N.A. as assignee of the above described Deed of Trust is the current holder of said note, and does hereby release its Deed of Trust lien by said instrument to exist upon the following described property, to secure payment of said note, via:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF TRAVIS, CITY OF AUSTIN, AND IS DESCRIBED AS FOLLOWS: LOT 3, BLOCK B, DELWOOD SECTION ONE, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 253, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

IN WITNESS WHEREOF, the said Corporation has caused these present to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation

This 04/18/08

JPMORGAN CHASE BANK, N.A.

By: 
Officer: DONNA ACREE
Title: Vice President



Loan No.: 00447022168234

TX10
08/07/07

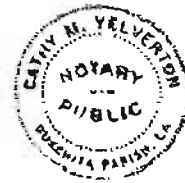
CORPORATE ACKNOWLEDGEMENT

State of Louisiana
Parish/County of ORACHITA

This instrument was acknowledged before me on 04/18/08 by DONNA ACREE, Vice President of JPMORGAN CHASE BANK, N.A. on behalf of said corporation

Cathy M. Yelverton

CATHY M YELVERTON - 26454
Notary Public
LIFETIME COMMISSION



Prepared by/Record and Return to:
GWENDOLYN OTIC
MAIL: JPMorgan Chase Bank, N.A.
Loan Servicing
710 Kansas Lane, LA4-2107

Loan No : 00447022168234
County of: TRAVIS
Investor No.:
Investor Loan No.:

Monroe, LA 71203
Min:
Outbound Date: 03/31/08

MERS Phone, if applicable: 1-888-679-6377

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 May 01 02:01 PM

FERGUSONLL \$20.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

TX10
08/07/07

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:22 AM

Real Estate Index Detail

Report # 738768 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #:	2005085333	Document Type:	RELEASE
Date Received:	05/27/2008 03:12:05 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 BANK OF AMERICA

Grantees

1 COLE KEVIN W
2 COLE SHERYL N

Legal Information

1 4101 WILDWOOD ROAD AUSTIN TX 78722

Related Documents

1 2008230832 0 DT

Returnee Information

KEVIN COLE
4101 WILDWOOD RD
AUSTIN, TX 78722



REL

200805233

1 PG

State of Texas, County of Travis
Prepared By: Dawn Tripp
Bank of America, N.A.
4161 Piedmont Pkwy., Greensboro, NC 27410
Loan Number: 19602382 133

Release of Lien

State of Texas, County of Travis

Property Address: 4101 Wildwood Road Austin TX 78722

Know All Men by These Presents: That in consideration of the payment in full according to the face and tenor thereof, of a certain promissory note dated 11/28/2006 in the Original amount of \$186,000.00 and said note being described in a certain Deed of Trust executed by Kevin W Cole and Sheryl N Cole to encore bank, fsb Recorded , Document No. 2006230632 of the Records of Deed of Trust of the County of Travis, Texas.

Bank of America, N.A., a corporation duly organized and existing under the laws of the is the owner and holder of said note, does hereby release the Deed of Trust and assignment of lien shown by said instrument to exist upon the following described property to secure payment of said note, as described in said Deed of Trust.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its duly authorized officer on 05/22/2008.

Bank of America, N.A.

By Linda Burton
Linda Burton, Assistant Vice President

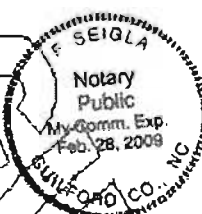
Corporation Acknowledgment

State of North Carolina,
County of Guilford

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on the day personally appeared Linda Burton known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Bank of America, N.A., a corporation, and that he/she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE on 05/22/2008.

When recorded, MAIL to:
Kevin W Cole
Sheryl N Cole
4101 Wildwood Road
Austin TX 78722

Notary Public
Commission Expires



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 May 27 03 12 PM 200805233

FERGUSONLL \$16.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:24 AM

Real Estate Index Detail

Report # 738770 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	2006133859	Document Type:	WARRANTY DEED
Date Received:	08/07/2008 01:26:33 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 MCDANIEL DEMETRIUS

Grantees

1 COLE KEVIN W
2 COLE SHERYL N

Legal Information

1 LT 44 BLK 24 LAS CIMAS SEC 1

Returnee Information

LAW OFFICE OF DANIEL W. NELSON
1301 W 25TH STREET, STE. 570
AUSTIN, TX 78705



WD

2008133659

3 PGS

3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

SPECIAL WARRANTY DEED

Date: August 7, 2008

Grantor: Demetrius McDaniel, owning, occupying and claiming other property as his homestead

Grantor's Mailing Address (including county):

7601 Sandia Loop
Austin, Travis County, Texas 78735

Grantee: Kevin W. Cole and Sheryl N. Cole

Grantee's Mailing Address (including county):

4101 Wildwood Road
Austin, Travis County, Texas 78722

Consideration:

In consideration of the sum of TEN AND NO/ 100THS DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Grantor's undivided interest in and to Lot Forty Four (44), Block Twenty Four (24), Las Cimas, Section One (1), a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 65, Page 88, of the Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

All easements, conditions, covenants and restrictions of record in Travis County, Texas, or visible and apparent on the properties, to the extent that they affect the above-described properties.

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 and assigns forever. Grantor 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, by, through or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

Current ad valorem taxes having been prorated, the payment thereof and all subsequent ad valorem taxes is assumed by Grantee.

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


Demetrius McDaniel

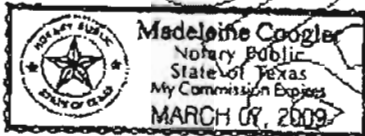
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7th day of August, 2008, by
Demetrius McDaniel.

Madeline Coogler
Notary Public in and for
the State of Texas

Madeline Coogler
(type or print name)

My Commission Expires: 3/7/09



Return:

Law Office of Daniel W. Nelson
1301 W. 25th Street, Suite 570
Austin, Texas 78705
(512) 457-8003

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Aug 07 01:26 PM 2008133859

CARTERY \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:26 AM

Real Estate Index Detail

Report # 735774 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument#:	2008133660	Document Type:	WARRANTY DEED
Date Received:	08/07/2008 01:26:33 PM	Book Type:	book_type
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 MCDANIEL DEMETRIUS

Grantees

1 COLE KEVIN W
2 COLE SHERYL N

Legal Information

1 LT 44 BLK 24 LAS CIMAS SEC 1

Returnee Information

LAW OFFICE OF DANIEL W. NELSON
1301 W 25TH STREET, STE. 570
AUSTIN, TX 78705



WD 2008133860
3 PGS

3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

SPECIAL WARRANTY DEED

Date: August 22, 2008

Grantor: Demetrius McDaniel, owning, occupying and claiming other property as his homestead

Grantor's Mailing Address (including county):

7601 Sandia Loop
Austin, Travis County, Texas 78735

Grantee: Kevin W. Cole and Sheryl N. Cole

Grantee's Mailing Address (including county):

4101 Wildwood Road
Austin, Travis County, Texas 78722

Consideration:

In consideration of the sum of TEN AND NO/ 100THS DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Grantor's undivided interest in and to Lot One (1), Block Twenty Four (24), Las Cimas, Section One (1), a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 65, Page 88, of the Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

All easements, conditions, covenants and restrictions of record in Travis County, Texas, or visible and apparent on the properties, to the extent that they affect the above-described properties.

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 and assigns forever. Grantor 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, by, through or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

Current ad valorem taxes having been prorated, the payment thereof and all subsequent ad valorem taxes is assumed by Grantee.

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


Demetrius McDaniel

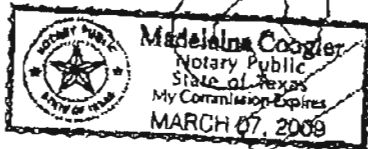
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7th day of August, 2008, by
Demetrius McDaniel

Madeleine Coogler
Notary Public in and for
the State of Texas

Madeleine Coogler
(type or print name)

My Commission Expires: 3/7/09



Return:

Law Office of Daniel W. Nelson
1301 W. 25th Street, Suite 570
Austin, Texas 78705
(512) 457-8003

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Aug 07 01:26 PM 2008133860

CARTERT \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

SPECIAL WARRANTY DEED - Page 3
(Lot 1)
AUS 536,000,300.7 8-6-08

DANA DEBEAUVOIR, COUNTY CLERK

Date: 10/07/2011 11:27 AM

Real Estate Index Detail

Report # 738778 Requested By REBECCA LAFLURE (WEBPUBLIC)

Document Information

Instrument #:	2009134927	Document Type:	RELEASE
Date Received:	08/10/2009 10:21:36 AM	Book Type:	NONE
Index Status:	Permanent Index	Book:	book
Image?	✓	Page:	pg
Comments:			

Grantors

1 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Grantees

1 COLE KEVIN W
2 COLE SHERYL N

Legal Information

1 4101 WILDWOOD ROAD AUSTIN TX 78722

Related Documents

1 2006230631 0 DT

Returnee Information

INGEO SYSTEMS INC
ERETURNED

ELECTRONICALLY RECORDED

2009134927

TRV

1

PGS

Return To:
WELLS FARGO HOME MORTGAGE
LIEN RELEASE DEPT.
MAC X9400-L1C
11200 W PARKLAND AVE
MILWAUKEE WI 53224

Prepared By:
WELLS FARGO HOME MORTGAGE
YELENA TATINTSEVA
X9400-L1C
11200 W PARKLAND AVE
MILWAUKEE WI 53224

Loan Number: 0203542987

MERS ID: 10040740000020484

MERS Telephone: 1-888-579-6377

Deed of Release

For Value Received, the present undersigned Beneficiary under a deed of trust executed by KEVIN W. COLE AND SHERYL N. COLE, HUSBAND AND WIFE as Grantor/Trustor, to SAM URSO as Trustee, dated 11/28/2006, certifies that the Deed of Trust has been fully paid/satisfied or otherwise discharged. The Deed of Trust was recorded in the Deed of Trust Records of Travis County, Texas on 12/01/2006, and is indexed as Volume, Page File No. 2006230631. The undersigned releases and reconveys, without covenant or warranty, the Deed of Trust and all of its right, title and interest which was acquired by the Trustee under the Deed of Trust, in the property located at: 4104 WILDWOOD ROAD, AUSTIN, TX 78722

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. by the officers duly authorized, has duly executed the foregoing instrument.

Dated this: 06/07/2009

Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Sylvia Kohut

SYLVIA KOHUT, Assistant Secretary

State of WI, County of Milwaukee

This instrument was acknowledged before me on 06/07/2009 by SYLVIA KOHUT as Assistant Secretary.

Witness my hand

[Signature]

BRAD THOMPSON

Notary Public for said state and county

Expires: 05/15/2011

BRAD THOMPSON
NOTARY PUBLIC
STATE OF WISCONSIN



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

August 10 2009 10:21 AM

FEE: \$ 18.00 2009134927