

STATE OF TEXAS

OFFICIAL RECORDS

Know All Men by These Presents:

COUNTY OF CAMERON

THAT CARLOTA GOETERS and husband, MICHAEL GOETERS,

of CAMERON County, TEXAS, hereinafter called GRANTOR (whether one or more), for and in consideration

of the sum of TEN and no/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by FELICIA L. FRUIA, A FEME SOLE

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whose mailing address is:
208 ZAPATA, RANCHO VIEJO, TX 78521

hereinafter called GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of NINETY ONE THOUSAND SIX HUNDRED FIFTY AND 00/100

DOLLARS

(\$ 91,650.00) paid by NORTH AMERICAN MORTGAGE COMPANY

hereinafter called BENEFICIARY, at the special instance and request of GRANTEE, the receipt and sufficiency of which is hereby acknowledged and confessed, and as evidence of such advancement GRANTEE has executed GRANTEE'S note of even date herewith for said amount payable to the order of BENEFICIARY, said note payable as therein provided and bearing interest at the rate therein specified; and the payment of said note is secured by a vendor's lien herein reserved and is additionally secured by a deed of trust of even date herewith, executed by GRANTEE to CHARLES M. JACKSON, JR., TRUSTEE, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by BENEFICIARY, GRANTOR hereby transfers, sets over, assigns and conveys unto BENEFICIARY and assigns, the vendor's lien and superior title herein retained and reserved against the property and premises conveyed, in the same manner and to the same extent as if said note had been executed in GRANTOR'S favor and assigned by GRANTOR to BENEFICIARY without recourse; and GRANTOR has BARGAINED, GRANTED, SOLD and CONVEYED, and by these presents does BARGAIN, GRANT, SELL and CONVEY unto GRANTEE, the following described property, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT AND IS MADE A PART HEREOF.

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.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE, GRANTEE'S heirs and assigns forever. And GRANTOR does hereby bind GRANTOR, GRANTOR'S heirs and executors and administrators, to warrant and forever defend, all and singular the said premises unto GRANTEE, GRANTEE'S heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to or enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements; and any title or right asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the payee in said note against the above described property, premises and improvements, until said note and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by more than one person, or when GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond; and when executed by or to a corporation, the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

EXECUTED, this the 21ST day of DECEMBER, 19 95.

Carlotta Goeters

CARLOTA GOETERS

Michael Goeters

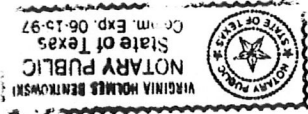
MICHAEL GOETERS

INDIVIDUAL ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on December Jan. 3, 19 95⁶, by CARLOTA GOETERS

(Notary Seal Required for Recordation.)



Virginia Holmes Bentkowski

NOTARY PUBLIC _____
(jurisdiction)

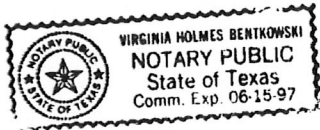
Printed Name of Notary _____
My commission expires _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Comerio

This instrument was acknowledged before me on December Jan. 3, 19 95⁶, by MICHAEL GOETERS

(Notary Seal Required for Recordation.)



Virgin Holmes Bentkowski

NOTARY PUBLIC _____
(jurisdiction)

Printed Name of Notary _____
My commission expires _____

CORPORATION OR PARTNERSHIP ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 19____, by _____
of _____
a _____, on behalf of said _____

(Notary Seal Required for Recordation.)

NOTARY PUBLIC _____
(jurisdiction)

Printed Name of Notary _____
My commission expires _____

After Execution
Please Return to:

General Warranty Deed with Vendor's Lien
in favor of North American Mortgage Company,
a Delaware corporation

TO
FELICIA L. FRUIA
208 ZAPATA
RANCHO VIEJO, TX 78521

EXHIBIT "A"

Lot 301, North, RANCHO VIEJO SUBDIVISION, Section IV, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas, SAVE and EXCEPT 0.042 acre out of Lot 301, more particularly described as follows, to-wit:

BEING 0.042 acre of land out of Lot 301 (0.0499 ac.) Rancho Viejo, Section 4, North as recorded in the Cameron County Map Records Volume 25, Pages 34-35, Cameron County, Texas, and more particularly described as follows:

BEGINNING at a point for the Southeast corner of Lot 301, Rancho Viejo, Section 4, North, said point being on the Arc of a curve to the left having a radius of 781.41 feet, also being the centerline of Zapata Ave. (40.0 ft. R.O.W.) and Southeast corner of the Tract herein described;

THENCE along said curve to the left 21.95 feet to a point for the southwest corner of this tract;

THENCE leaving the south boundary line of Lot 301, centerline of Zapata Ave., North 16 degrees 51 minutes 47 seconds West, 20.03 feet to the North right-of-way line of Zapata Ave. for a West corner of this tract;

THENCE leaving the North right-of-way line of Zapata Ave., North 18 degrees 19 minutes 04 seconds West, 61.59 feet for another West corner of this tract;

THENCE North 38 degrees 59 minutes 04 seconds West, 27.80 feet to a point for a corner of Lot 301 and Northwest corner of this tract;

THENCE South 58 degrees 18 minutes 47 seconds East, 48.19 feet to a point for a corner of Lot 301 and Northeast corner of this tract;

THENCE South 18 degrees 31 minutes 07 seconds East, 50.332 feet pass the North right-of-way line of Zapata Avenue and at a total distance of 70.332 feet to the point of beginning,

CONTAINING 0.042 acre of land more or less.

STTC 95-44228B

RETURN TO:
FELICIA L. FRUITA
P.O. BOX 6194
BROWNSVILLE, TX. 78523

FILED FOR RECORD
AT
JUN 4 4 08 PM '95
JOE G. RIVERA
CLERK COUNTY COURT
CAMERON COUNTY, TEXAS
DEPUTY

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STATE OF TEXAS
COUNTY OF CAMERON
I hereby certify that this instrument was FILED on this
date and at the time stamped hereon by me and that the
same is RECORDED in the Volume and page of the name of the
County, Texas as stamped hereon by me.



Joe G. Rivera
County Clerk