

WARRANTY DEED

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. Texas Property Code § 11.008.

Date: May 26, 2005.

Grantor: Continental Homes of Texas, L.P., a Texas limited partnership.

Grantee: Mitchell S. Champi, 6643 Biscay Bay, San Antonio, TX 78249.

Consideration: Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

Property: Lot 35, Block 8, New City Block 16099, Provincia Villas Subdivision, a subdivision in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9560, Pages 31-32, of the Deed and Plat Records of Bexar County, Texas.

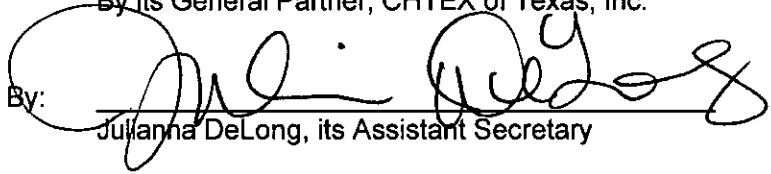
Reservations from and Exceptions to Conveyance and Warranty: Restrictive Covenants appearing of record in Volume 3747, Page 760 and in Volume 10933, Page 1564 both of the Official Public Records of Real Property of Bexar County, Texas, and those set out on the plat recorded in Volume 9560, Pages 31-32, of the Plat Records of Bexar County, Texas. 16' access, sewer, gas, electric, telephone and cable television easement along the north property line as set out on the recorded plat and dedication. 24' access, sewer, gas, electric, telephone and cable television easement along the rear property line as set out on the recorded plat and dedication. Easements, covenants, conditions, restrictions, charges and assessments payable to Provincia Villas Homeowners Association, Inc., as set out and described in the restrictions recorded in Volume 10933, Page 1564 Official Public Record of Real Property of Bexar County, Texas, said lien of assessments is subordinate to the lien of purchase money mortgages. Right-of-way utility easement granted to the City of San Antonio for sanitary sewage lines recorded in Volume 6809, Page 761 of the Deed Records of Bexar County, Texas. Right-of-way drainage utility easement granted to the City of San Antonio, recorded in Volume 4052, page 503 of the Official Public Records of Real Property of Bexar County, Texas. Taxes not yet due and payable, the payment of which Grantee assumes. All of the foregoing are exceptions to conveyance and warranty to the extent of the validity and enforceability thereof.

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 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.

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

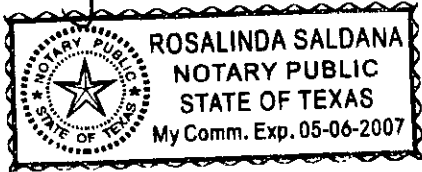
Continental Homes of Texas, L. P., a Texas limited partnership


By its General Partner, CHTEX of Texas, Inc.

By: 
Julianna DeLong, its Assistant Secretary

THE STATE OF TEXAS §
THE COUNTY OF BEXAR §

Julianna DeLong, Assistant Secretary of CHTEX of Texas, Inc., general partner of Continental Homes of Texas, L. P., a Texas limited partnership, acknowledged this instrument before me on this the 24 day of May, 2005, on behalf thereof.




Notary Public, State of Texas

After Recording, Return To:
Mitchell S. Champi
6643 Biscay Bay
San Antonio, TX 78249

Doc# 20050118335
Pages 3
05/31/2005 15:26:28 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Fees 16.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
05/31/2005 15:26:28 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerry Rickhoff