



LT1-81-20090016146-1

GF# 060102AW

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.

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That **TESORO HOMES AND DEVELOPMENT, LTD., a Texas Limited Partnership formerly known as TESORO HOMES, LTD., a Texas Limited Partnership**, hereinafter called Grantor (whether one or more), acting herein by and through its duly authorized General Partner **ELITE ASSETS, INC.**, acting herein by and through its officer thereunto duly authorized, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by **BRETT C. ANGNER**, hereinafter called Grantee (whether one or more), whose mailing address is as hereinafter set forth, the receipt of which is hereby acknowledged, and for the further consideration of the sum of **\$191,200.00**, to Grantor in hand paid by **U.S. BANK NATIONAL ASSOCIATION**, which amount is advanced at the special instance and request of the Grantee herein, and as evidence thereof, the Grantee has executed and delivered one certain promissory note of even date herewith for the sum of **ONE HUNDRED NINETY ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$191,200.00)**, payable to the order of **U.S. BANK NATIONAL ASSOCIATION**, whose mailing address is as set forth in the hereinafter mentioned Deed of Trust, bearing interest and payable as in said note provided; said note containing the usual provisions for attorney's fees and acceleration of maturity in case of default, and being secured by Vendor's Lien herein and hereby expressly retained in favor of the Grantor, on the property hereinafter described, and as further security for the payment of said note, the **SUPERIOR TITLE and VENDOR'S LIEN** to said property are hereby transferred and conveyed to **U.S. BANK NATIONAL ASSOCIATION** without recourse against Grantor, said note being also secured by Deed of Trust of even date herewith to **CHICAGO TITLE INSURANCE COMPANY**, Trustee; has **GRANTED, SOLD and CONVEYED**, and by these presents Grantor does **GRANT, SELL and CONVEY** unto the Grantee above named, all that certain property situated in Bexar County, Texas, described as follows, to-wit:

Lot 9, Block 2, New City Block 16467, The Garden at the Summit Subdivision, situated in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9590, Page 86, amended in Volume 9593, Pages 46-47, Deed and Plat Records of Bexar County, Texas.

TO HAVE AND TO HOLD the said premises, together with the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee above named, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors and/or assigns to **WARRANT AND FOREVER DEFEND** the title to said property unto the said Grantee above named, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Grantee assumes taxes for the current year on the property hereby conveyed.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions, reservations, terms and provisions of record affecting the property herein conveyed.



LT2-13838-1991-2

EXECUTED ON THE FOLLOWING DATE: January 30, 2009

TESORO HOMES AND DEVELOPMENT, LTD., a
Texas Limited Partnership

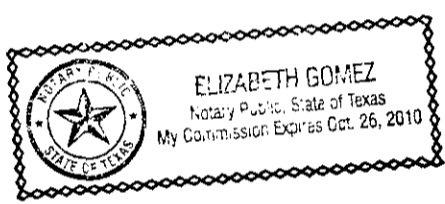
By: ELITE ASSETS, INC., General Partner

By: [Signature]
Printed Name: Clay Schlunke
Title: President

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 30th day of January, 2009, by Clay Schlunke, President of ELITE ASSETS, INC., General Partner of TESORO HOMES AND DEVELOPMENT, LTD., a Texas Limited Partnership, on behalf of said Partnership.



[Signature]
Notary Public, State of Texas

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN TO
GRANTEE AT:
4510 S. Heutter home #146
Impe, Arizona 85283

PREPARED IN THE OFFICE OF:
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20090015145 Fees: \$20.00
01/30/2009 4:09PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

JAN 30 2009

[Signature]
COUNTY CLERK BEXAR COUNTY, TEXAS