

GENERAL WARRANTY DEED

Grantor:

Grantor's Mailing Address:

Grantee:

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Reservations from Conveyance:None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the year of this deed, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to

Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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.

Grantee accepts the conveyance of the Property subject to a note which is described in and secured by a Deed of Trust recorded under Clerk's File No. . Grantee does not assume payment of the note or liability under any instrument securing it. By this deed, Grantor does hereby assign, transfer and deliver to Grantee all of Grantor's interest in the funds held in the existing escrow account, if any, with the lienholder, its successors and assigns. Further, by this deed Grantor does hereby transfer and assign to Grantee all of Grantor's right, title and interest to any unearned insurance premium that may exist at this time as well as Grantor's interest in any insurance claims, past, present or future, relating to the Property.

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

Acknowledgment

State of Texas '
 '
County of _____ '

This instrument was acknowledged before me on the _____ day of _____,
20____, by _____.

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Notary Public, State of Texas
Commission Expires:

Notary's Name Typed or Printed:

After Recording Return To: