

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF EL PASO

} KNOW ALL MEN BY THESE PRESENTS:

That We, FAUSTO ARMENDARIZ and wife, MARIA ISABEL RIOS de ARMENDARIZ

of the County of El Paso and State of Texas for and

in consideration of the sum of TEN AND NO/100 (\$10.00)-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which

is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) DOLLARS payable to the order of SURETY SAVINGS ASSOCIATION at its office in El Paso, El Paso County, Texas, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in the event of default for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to RAYMOND H. MARSHAL Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto JOSE E. ROJAS and wife, FELICIANA ROJAS, 236 Sofia ..., El Paso, Texas 79907

of the County of El Paso and State of Texas, all of the following described real property in El Paso County, Texas, to-wit:

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

1267-0609

Together with all improvements thereon, also known as 113 Abraham, El Paso, Texas, Subject to: the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee s , their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred assigned, sold and conveyed to SURETY SAVINGS ASSOCIATION of El Paso, its successors and assigns, the payee named in said note.

EXECUTED this

18TH day of

June

, A. D. 19 82

Fausto Armendariz
FAUSTO ARMENDARIZ

1267-0610

Maria Isabel Rios de Armendariz
MARIA ISABEL RIOS de ARMENDARIZ

Acknowledgment

THE STATE OF TEXAS }
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared FAUSTO ARMENDARIZ
and MARIA ISABEL RIOS de ARMENDARIZ

known to me to be the person s whose names are subscribed to the foregoing instrument, and
acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the
(L.S.)

18th day of June, A.D. 19 82

My Commission Expires: 10/2/84

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas
My Commission Expires October 2, 1984

Acknowledgment

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the
(L.S.)

day of , A.D. 19

My Commission Expires: _____

Notary Public in and for the State of Texas

Acknowledgment

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the
(L.S.)

day of , A.D. 19

My Commission Expires: _____

Notary Public in and for the State of Texas

Corporate Acknowledgment

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

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

Given under my hand and seal of office on this the
(L.S.)

day of , A.D. 19

My Commission Expires: _____

Notary Public in and for the State of Texas

1267-0611

EXHIBIT "A"

A portion of Lot 3, VALLEY GATE SUBDIVISION, El Paso County, Texas, and more particularly described by metes and bounds as follows:

Commencing at a city monument which is located at the intersection of the centerline of Alameda Avenue with the centerline of Little Flower Road; Thence South 44 Degrees, 42 Minutes East along the centerline of Alameda Avenue, a distance of 432.30 feet to a point; Thence South 35 Degrees 24 Minutes West along the centerline to Abraham Court, a distance of 566.07 feet to a point on the Northeasterly right-of-way line of the Playa Drain; Thence North 19 Degrees 04 Minutes West along the Northeasterly right-of-way line of the Playa Drain, a distance of 30.72 feet.

Thence North 19 Degrees 04 Minutes West along the Northeasterly right-of-way line of the Playa Drain, a distance of 91.66 feet to a point for curve.

Thence 24.38 feet along the arc of a curve to the left having a radius of 776.10 feet, a central angle of 1 Degree 48 Minutes and a chord which bears North 19 Degrees 58 Minutes West, a distance of 24.38 feet to a point for corner;

Thence North 39 Degrees 14 Minutes East a distance of 4.76 feet to a point for a corner; Thence South 53 Degrees 40 Minutes 38 Seconds East a distance of 94.35 feet to a point on the West right-of-way line of Abraham Court;

Thence South 35 Degrees 24 Minutes West a distance of 70.35 feet along the West right-of-way line of Abraham Court to the point of beginning of this description.

AND

A portion of Lot Three (3), VALLEY GATE SUBDIVISION, El Paso County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Commencing at a city monument which is located at the intersection of the centerline of Alameda Avenue with the centerline of Little Flower Road; thence South 44 Degrees 42 Minutes East along the centerline of Alameda Avenue, a distance of 432.30 feet to a point; thence South 35 Degrees 24 Minutes West along the centerline of Abraham Court, a distance of 566.07 feet to a point on the northeasterly right-of-way line of the Playa Drain; thence North 19 Degrees 04 Minutes West along the northeasterly right-of-way line of the Playa Drain, a distance of 30.72 feet to the true point of beginning of this description;

Thence North 19 Degrees 04 Minutes West along the northeasterly right-of-way line of the Playa Drain, a distance of 91.66 feet to a point for curve;

Thence 24.38 feet along the arc of a curve to the left having a radius of 776.10 feet, a central angle of 1 Degree 48 Minutes and a chord which bears North 19 Degrees 58 Minutes West, a distance of 24.38 feet to a point for corner;

Thence South 39 Degrees 14 Minutes West, a distance of 19.09 feet to a point for corner;

Thence South 20 Degrees 06 Minutes East, a distance of 55.40 feet to a point for corner;

Thence South 33 Degrees 12 Minutes 02 Seconds East, a distance of 53.99 feet to a point for corner;

Thence North 35 Degrees 24 Minutes East along the projection of the north-westerly right-of-way line of Abraham Court, a distance of 3.00 feet to the true point of beginning of this description.

Said parcel contains 1,446 square feet of land more or less.

AKA: 113 Abraham, El Paso, Texas

1267-0612

42917 / 07- 900

FILED 400 480285
JUN 18 1982

JUN 18 1982

Barbara L. Chas. Miller

STATE OF TEXAS
I hereby certify that this instrument was filed
on the date and time stamped hereon by me and
Official Public Records of Real Property El Paso
County, Texas.



JUN 18 1982

H. Cruz

COUNTY CLERK, El Paso County, Texas

1267-0613

RT: Jose Rojas
236 Sofia
City 79907