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Doc# 20060031808

"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."

WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF EL PASO) KNOW ALL MEN BY THESE PRESENTS:

We, Sukie Saenz and Fred Dias, hereinafter called Grantor, whether one or more persons, of the County of El Paso and State of Texas for and in consideration of the sum of

Ten (\$10.00) -----DOLLARS

have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto Jaime Chong, hereinafter called Grantee, whether one or more persons, of the County of El Paso, and State of Texas, all of the following described real property in El Paso County, Texas, to-wit:

A portion of Lot 3, Valley Gate Subdivision, , El Paso County, Texas, more particularly described by Metes and Bounds in Exhibit "a" attached hereto and made a part hereof.

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, his heirs, and assigns forever; and I do hereby bind ourselves and my heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this ^{29th day} of March, 2006

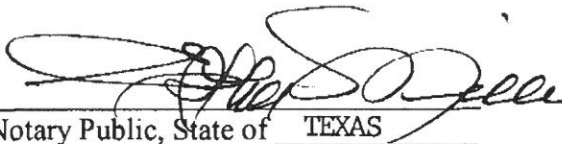
Sukie Saenz
Sukie Saenz

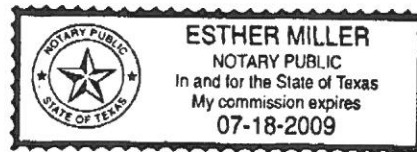
Fred Dias
Fred Dias

(Acknowledgement)

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 29 of March, 2006 by Sukie Saenz

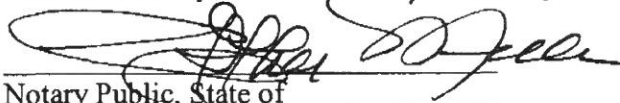

Notary Public, State of TEXAS
Notary's name (Printed) _____

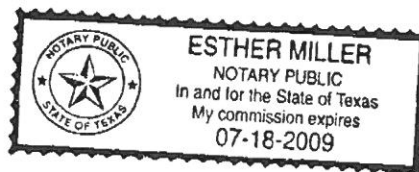


(Acknowledgement)

STATE OF Texas)
COUNTY OF El Paso.....)

This instrument was acknowledged before me on the 29 day of March, 2006 by Fred Dias


Notary Public, State of _____
Notary's name (Printed) _____



After Recording Please Return To:

P.O. BOX 2063
El Paso Tx 79951

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 $44^{\circ} 42'$ East along the centerline of Alameda Avenue, a distance of 432.30 feet to a point; Thence South $35^{\circ} 24'$ 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 $19^{\circ} 04'$ West along the Northeasterly right-of-way line of the Playa Drain, a distance of 30.72 feet.

Thence North $19^{\circ} 04'$ 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 $1^{\circ} 48'$ and a chord which bears North $19^{\circ} 58'$ West, a distance of 24.38 feet to a point for corner;

Thence North $39^{\circ} 14'$ East a distance of 4.76 feet to a point for a corner; Thence South $53^{\circ} 40' 38''$ East a distance of 94.35 feet to a point on the West right-of-way line of Abraham Court;

Thence South $35^{\circ} 24'$ 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 $66^{\circ} 42'$ East along the centerline of Alameda Avenue, a distance of 432.30 feet to a point; thence South $35^{\circ} 26'$ 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 $19^{\circ} 04'$ 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 $19^{\circ} 04'$ 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 $1^{\circ} 48'$ and a chord which bears North $19^{\circ} 58'$ West, a distance of 24.38 feet to a point for corner;

Thence South $39^{\circ} 14'$ West, a distance of 19.09 feet to a point for corner;

Thence South $20^{\circ} 06'$ East, a distance of 55.40 feet to a point for corner;

Thence South $33^{\circ} 12' 02''$ East, a distance of 53.99 feet to a point for corner;

Thence North $35^{\circ} 24'$ 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.

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#Pages 3 #HFPages 1

04/06/2006 04:02 PM

Filed & Recorded in

Official Records of

EL PASO COUNTY

WALDO ALARCON

COUNTY CLERK

Fees \$24.00

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I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



Waldo Alarcon

EL PASO COUNTY, TEXAS