



### Warranty Deed with Vendor's Lien

#### 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

Date: April 12, 2006

Grantor: Jimmy Sissom and wife Susan Sissom

Grantee: Jose A Perez and wife Sondra S. Perez  
Grantee's Mailing Address:

4315 Waterlily Court  
Missouri City, Texas 77459

#### Consideration:

A first lien note of even date executed by Grantee and payable to the order of LARRY D. SMITH IN THE principal amount of Two Hundred Fifty Thousand DOLLARS (\$ 250,000.00). The note is secured by a first and superior vendor's lien and superior Title retained in this deed in favor of Larry D. Smith, and by a first-lien deed of trust of even date from Grantee to TRUSTEE\*, Trustee.

#### Property (Including any improvements):

Lot Nineteen (19), Block one (1) Section Two (2) in a subdivision Lakeside Meadow at Brightwater , a Subdivision in Fort Bend, Texas according to the map or plat thereof recorded in the Map Records, Fort Bend County , Texas.  
Also known as : 4315 Waterlily Ct. Missouri City, Texas 77459

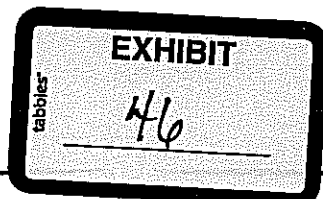
#### Reservations from Conveyance:

None

#### Exceptions to Conveyance and Warranty:

This conveyance is made and accepted to the following matters, but only to the extent that the same are in effect at this time: any and all restrictions, mineral interests and easements, if any, relating to the above described property that are of record; 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 in effect.

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 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.



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The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its term, at which time this deed will become absolute.

LARRY D. SMITH, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LARRY D. SMITH, and are transferred to LARRY D. SMITH, without recourse against Grantor.

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

GRANTOR:  
Larry D. Smith

By:

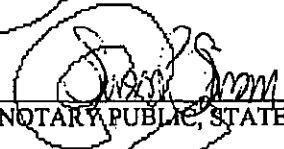
  
Jimmy Sissom

  
Susan Sissom

STATE OF TEXAS

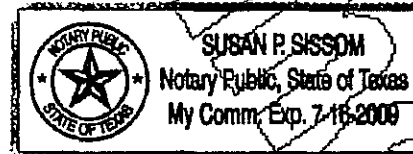
COUNTY OF HARRIS

This instrument was acknowledged before NOTARY PUBLIC STATE OF TEXAS on this 23<sup>rd</sup> day of April, 2005 by Jimmy Sissom and Susan Sissom

  
NOTARY PUBLIC, STATE OF TEXAS

Susan P. Sissom  
Name of Notary Typed or Printed

My Commission Expires:  
7-16-09



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RETURNED AT COUNTER TO:

Joe Perez  
51201 Saffles Ave #4502  
Blufford, TX 77477

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dr. Dianne Wilson*

2006 Apr 26 04:10 PM

LJ \$13.00

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Dianne Wilson, Ph.D. COUNTY CLERK  
FT BEND COUNTY TEXAS

UNOFFICIAL DOCUMENT

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