

01-96080099-DH

11-4E

WARRANTY DEED

FILM CODE
00005540705

DATE: January 31, 1997

GRANTOR (whether one or more): NEWMARK HOMES, L.P.

GRANTOR'S MAILING ADDRESS (including county):

5910 Courtyard Drive #230
Austin, Texas 78731
Travis County

GRANTEE (whether one or more): STEVEN SMITH and SUSAN SMITH

GRANTEE'S MAILING ADDRESS (including county):

5705 Galsworthy
Austin, TX 78739

CONSIDERATION:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements):

Lot 19, Block "LL", of Circle C Ranch, Phase B, Section Eighteen, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 97, Pages 131-133, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record, ad valorem taxes for 1997; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

4-3147-0135

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12866 1752

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

NEWMARK HOMES, L.P.

BY: NEWMARK HOME CORPORATION,
ITS: General Partner

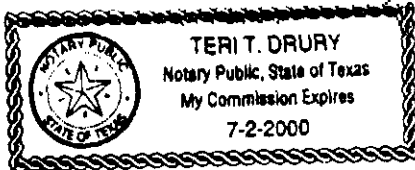
BY: Brian Shields v.p.
Brian Shields

TITLE: Vice President

STATE OF TEXAS

COUNTY OF TRAVIS

February This instrument was acknowledged before me on this 3rd day of January, 1997, by Brian Shields, Vice President, of Newmark Home Corporation, Sole General Partner of Newmark Homes, L.P., a Texas Limited Partnership, on behalf of said limited partnership.



Teri T. Drury
NOTARY PUBLIC, STATE OF TEXAS

Cash/STAI
AFTER RECORDING, RETURN TO:
Stewart Title Austin, Inc.
100 Congress Ste 200
Austin, TX 78701
Attn: Phyllis

PREPARED IN THE LAW OFFICE
OF:
Clint Parsley
812 San Antonio, Suite 500
Austin, Texas 78701

FILED

97 FEB -6 PM 3:42

DANA L. LENOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

FEB 6 1997



Dana L. Lenoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

RECEIPT#: 800064018 TRAMS#: B3910 DEPT: REGULAR RECORD \$11.00
CASIER: KHTHU FILE DATE: 2/6/97 TRAMS DATE: 2/7/97
PAID BY: CHECK# 3737

12866 1753