

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, June 12, 2017

CASE NUMBER: C15-2017-0026

_____ Brooke Bailey
 _____ William Burkhardt
 _____ Christopher Covo
 _____ Eric Goff
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel
 _____ Veronica Rivera
 _____ James Valadez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Martha Gonzalez (Alternate)
 _____ Pim Mayo (Alternate)

APPLICANT: Ron Thrower

OWNER: Eric Behrens

ADDRESS: 1814 KENWOOD AVE

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) at:

- A. at 1814 Kenwood Avenue to decrease the side yard setback from 5 feet (required) to 1.1 feet (requested, existing) and decrease the rear yard setback from 10 feet (required) to .7 feet (requested, existing); and at
 - B. 1816 Kenwood Avenue to decrease the side yard setback from 5 feet (required) to 1.4 feet (requested, existing) and decrease the rear yard setback from 10 feet (required) to .6 feet (requested, existing); and at
 - C. 1820 Kenwood Avenue to decrease the side yard setback from 5 feet (required) to 3.4 feet (requested, existing) and decrease the rear yard setback from 10 feet (required) to .5 feet (requested, existing)
- in order to permit an amended plat in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

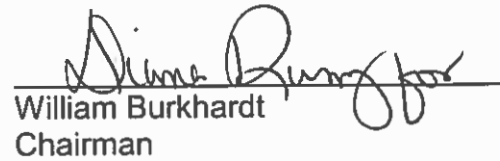
BOARD'S DECISION: POSTPONED TO JULY 10, 2017 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1814, 1816, 1820 Kenwood Avenue

Subdivision Legal Description:

Travis Heights

Lot(s): 7, 8, 9, 10 Block(s): 34

Outlot: _____ Division: _____

Zoning District: SF-3-NP (South River City)

I/We A. Ron Thrower on behalf of myself/ourselves as
authorized agent for Eric Behrens affirm that on
Month April, Day 25, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: 3 accessory buildings & one car port @principal structure (1814 Kenwood)

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492 (D) (Site development regulations) to decrease side and rear setbacks in order to maintain the existing garage/accessory structures with a replat of the property to memorialize the long-standing ownership lines of the property pre-dating the construction of the structures. See page 8 for specific setback requests.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

they prevent maintenance of the original and historic accessory structures at 1814, 1816 and 1820 Kenwood Avenue and the carport attached to the primary structure at 1814 Kenwood Avenue.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

the location of the accessory structures correlates to the ownership lines of the properties rather than the plot lines for the properties. The ownership lines and structures have existed in this configuration since between 67-87 years ago (Refer to deed report research attached).

b) The hardship is not general to the area in which the property is located because:

It is common practice for ownership lines as well as improvements to correspond with platted lot lines.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The properties and built improvements have existed in this configuration for decades and contribute to the character of the neighborhood as it existed over 67 years ago. Additionally, adjacent properties to the subject tracts have existed alongside this configuration for decades. The variance will not allow new/additional construction to what is existing in the setback but will allow the structures to be maintained.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 04/25/2017

Applicant Name (typed or printed): A. Ron Thrower

Applicant Mailing Address: 510 S Congress Avenue, Ste. 207

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): RonT@throwerdesign.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 04/25/2017

Owner Name (typed or printed): Eric Behrens

Owner Mailing Address: 1816 Kenwood Avenue

City: Austin State: TX Zip: 78704

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: A. Ron Thrower

Agent Mailing Address: 510 S Congress Avenue, Ste. 207

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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Additional Space (continued)

1814 Kenwood Avenue:

Side-setback for accessory structure, from northern PL: from 5ft to 1.1ft (existing)

Side-setback for carport attached to primary structure, from northern PL: from 5ft to 0ft (existing)

Rear-seback for accessory structure, along western PL: from 10ft to 0.7ft (existing)

1816 Kenwood Avenue:

Side-setback for accessory structure, from northern PL : from 5ft to 1.4ft (existing)

Rear-seback for accessory structure, from western PL: from 10ft to 0.6ft (existing)

1820 Kenwood Avenue:

Side-setback for accessory structure, from northern PL: from 5ft to 3.4ft (existing)

Rear-seback for accessory structure, from western PL: from 10ft to 0.5ft (existing)

Area Character:

The structures were built in 1950, 1930, and 1947. The architecture and configuration of the structures are indicative of the character of this original neighborhood as it was established many decades ago. To rectify ownership configuration AND meet City Code requirements for amending the plat would cause for some of these structures to be demolished. Travis Heights is one of the City's oldest neighborhoods that retains a significant amount of integrity and character as many of the original structures still exist in the original configuration or with modifications that do not interfere with the visibility of the original configuration. The City of Austin is experiencing a significant rise in demolitions of older, original homes and it is important to provide support to intact neighborhoods where it makes sense to do so. This neighborhood is home to dozens of City and National Historic Landmark properties. In the absense of a local historic district, this is a neighborhood that should be supported and encouraged to retain the historic character and integrity when and where possible.

SAVE



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Board of Adjustment for consideration to (select appropriate option below):

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NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

they prevent maintenance of the original and historic accessory structures at 1816 and 1818 Kenwood Avenue and the primary structure at 1814 Kenwood Avenue.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

the location of the accessory structures correlates to the ownership lines of the properties rather than the plot lines for the properties. The ownership lines and structures have existed in this configuration since between 67-87 years ago (Refer to deed report research attached).

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N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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Additional Space (continued)

1814 Kenwood Avenue:

Side setback: from 5ft to 1.1ft (existing)

Rear setback: from 10ft to 0.7ft (existing)

1816 Kenwood Avenue:

Side setback: from 5ft to 1.4ft (existing)

Rear setback: from 10ft to 0.6ft (existing)

1820 Kenwood Avenue:

Side setback: from 5ft to 3.4ft (existing)

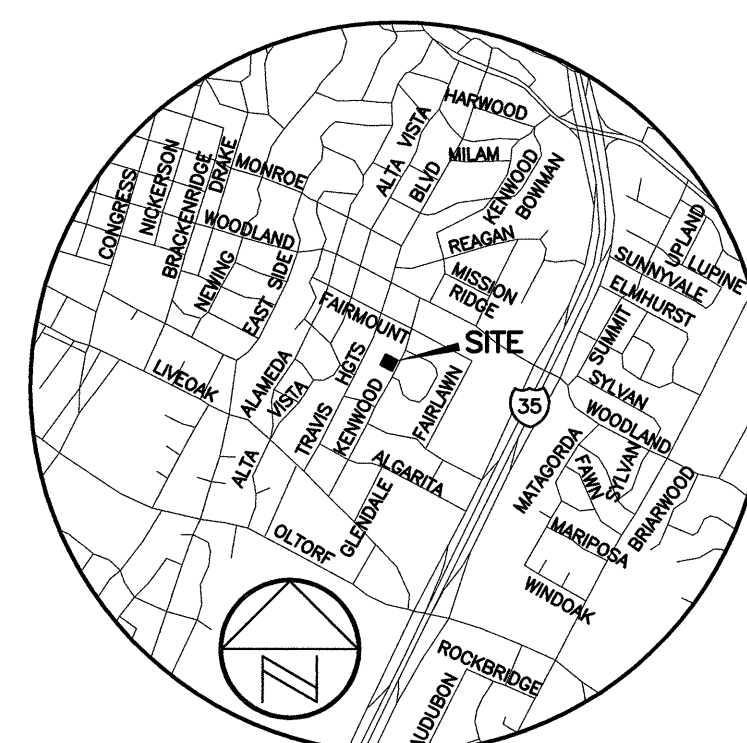
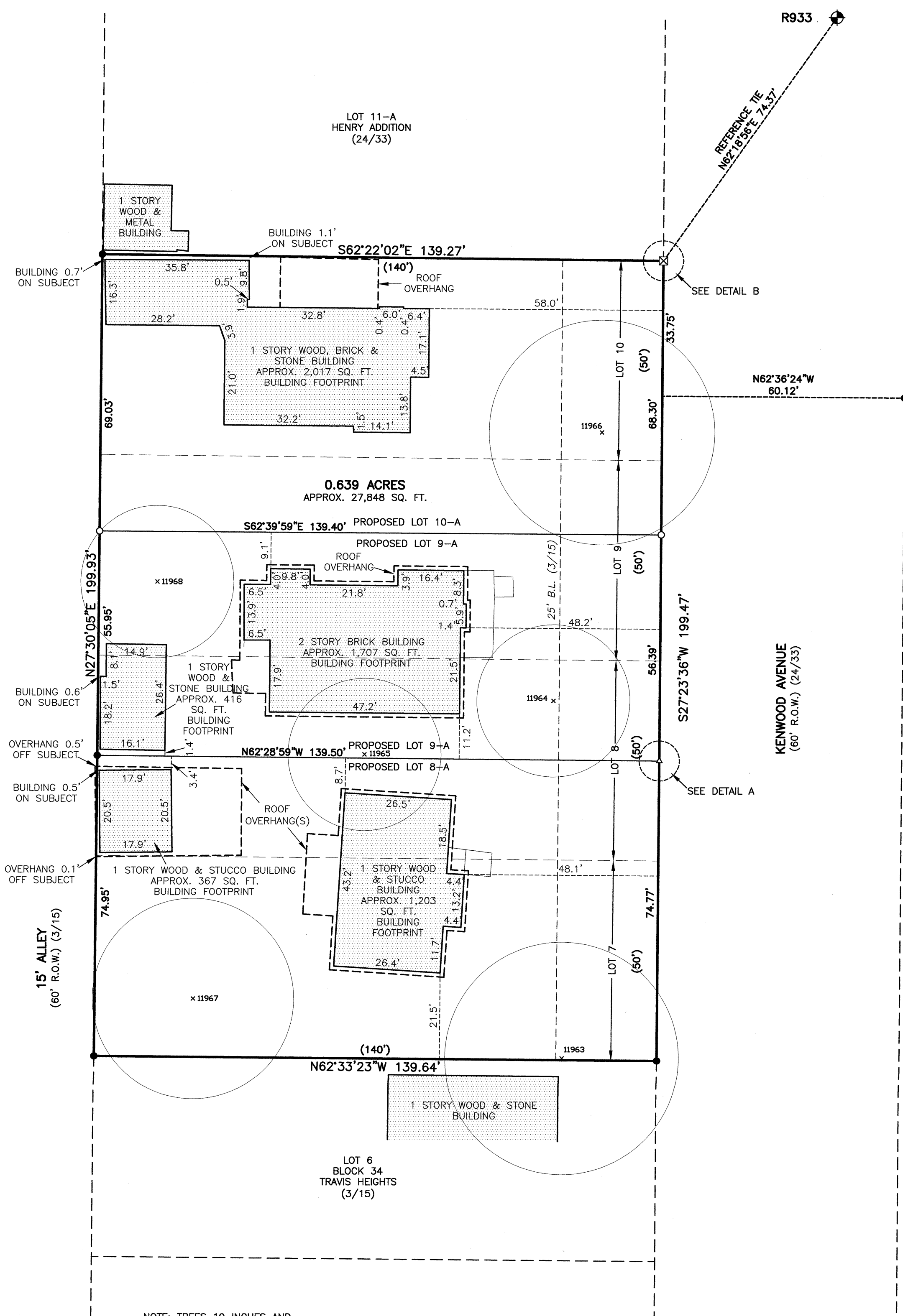
Rear setback: from 10ft to 0.5ft (existing)

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SAVE

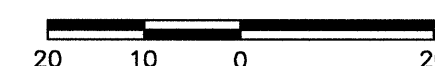
A STRUCTURE AND TREE SURVEY OVER 0.639 ACRES (APPROXIMATELY 27,848 SQ. FT.) BEING ALL OF LOTS 7, 8, 9, AND 10 OF BLOCK 34, TRAVIS HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 15 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'

GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊠ "X" IN CONCRETE FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- △ CALCULATED POINT
- B.L. BUILDING SETBACK LINE
- () RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R933".

MAG NAIL WITH WASHER SET

SURFACE COORDINATES:
N 10062058.72
E 3115167.90

TEXAS STATE PLANE COORDINATES:
N 10061052.61
E 3114856.41

ELEVATION = 586.44'
VERTICAL DATUM: NAVD 88 (GEOID 09)

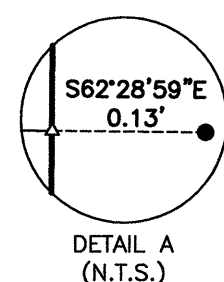
COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100000
(FOR GRID TO SURFACE CONVERSION)

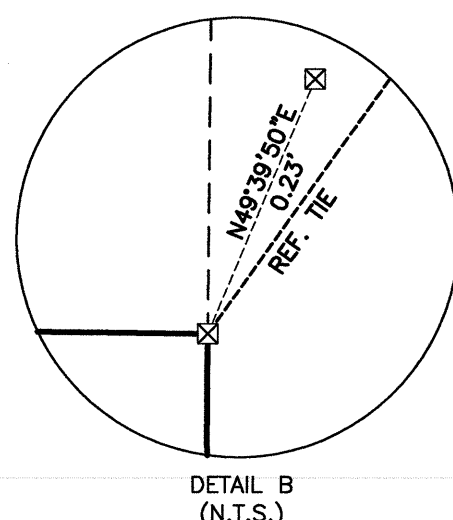
SCALED ABOUT 0.0
THETA ANGLE: 1°20'05"

NOTE: TREES 19 INCHES AND LARGER WERE CONSIDERED.

TREE INDEX		
TAG NO.	TYPE	INDICATES MULTI TRUNK
514	LO	17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)		
CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.		
TREE LIST:		
LO	= LIVE OAK	
PEC	= PECAN	
11963	PEC	29
11964	PEC	19
11965	PEC	19
11966	LO	15 14 12
11967	PEC	25
11968	PEC	19



DETAIL A
(N.T.S.)



DETAIL B
(N.T.S.)

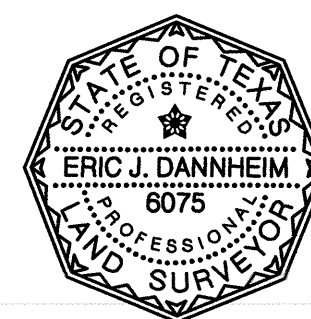
SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: December 27, 2016

I hereby certify that the topographic survey shown hereon was actually made upon the ground under my direction and supervision on the date shown.

Eric J. Dannheim 1/9/17

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075



Eric J. Dannheim
R.P.L.S. No. 6075

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1243-001
DRAWING NO.:
1243-001-EX1
PLOT DATE:
1/9/17
PLOT SCALE:
1"=20'
DRAWN BY:
JPA
SHEET
01 OF 01

Thrower Design

510 S. Congress Avenue, Ste. 207
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

May 15, 2017

Board of Adjustments
C/O Leane Heldenfels
City of Austin
PO Box 1088
Austin, Texas 78767

RE: Board of Adjustment, 1814, 1816, 1820 Kenwood Avenue

Members of the Board,

This firm represents the Owner of the property for the above referenced addresses located in the Travis Heights Neighborhood. The properties subject to this case consist of lots 7, 8, 9, 10 of Block 34 of the Travis Heights Subdivision, recorded in recorded in 1913. These 4 lots have only ever been developed as 3 single-family homes, each with a rear accessory structure.

While the properties have always existed in the configuration of 4 lots, according to deed history, ownership lines have not followed the plat lines since 1930 when the first house and accessory structure was built straddling two of the lots, now known as 1816 Kenwood Avenue. Similarly, 1820 Kenwood Avenue was built in 1947 straddling two lots. Improvements at 1814 Kenwood Avenue were built in 1950. The ownership lines of the three addresses have existed in this configuration, built atop lot lines and with accessory structures located in the present-day building setback areas.

The scenario is unique in that ownership and construction typically follows lot lines. Memorializing the ownership lines of the properties requires an amended plat to create 3 lots from the long standing, 4-lot configuration. However, the accessory structures challenge the approval of the amended plat since they are located within the rear and side-yard setbacks. Without an amended plat, future ownership transactions will be encumbered for these properties.

A successful variance to the rear and side-yard setbacks will allow the accessory structures to be maintained in the original, historic configuration on the lots with the amended plat.

We respectfully request a favorable review by the Board of Adjustment to allow for a variance in this scenario. Doing so will help maintain the character that the Travis Heights Neighborhood has known for decades.

Should you have any questions or need additional information, please contact me at my office.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Ron Thrower". The signature is fluid and cursive, with a long horizontal stroke at the end.

A. Ron Thrower

**Stewart Title of Austin, LLC
8701 North Mopac, Suite 330
Austin, TX 78759**

DEED REPORT

Client: Thrower Design

**Order Number:
AR1931**

Re: 0.24 acres, being all of Lot 10 and a portion of Lot 9, Block 34, of TRAVIS HEIGHTS, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 15, of the Plat Records of Travis County, Texas, said 0.24 acres being the same property conveyed in a deed recorded in Document Number 2015036774, of the Official Public Records of Travis County, Texas.

As per your request we report that a search of the appropriate county records beginning May 6, 1946 and continuing through March 22, 2017 reveals the following conveyances:

1. Warranty Deed filed May 8, 1946 from Robert L. Marshall and Jewell Marshall as grantors, to W. A. Butler and Theo Pearl Butler as grantees, recorded in Vol. 791, Page 411, of the Deed Records of Travis County, Texas.
2. Warranty Deed filed December 9, 1953 from W. A. Butler and Theo Pearl Butler as grantors, to Luster B. Hobbs and Marjorie Hobbs as grantees, recorded in Vol. 1415, Page 124, of the Deed Records of Travis County, Texas.
3. Warranty Deed filed February 16, 1955 from Luster B. Hobbs and Marjorie Hobbs as grantors, to Tabb Harrell and Madeline Gray Harrell as grantees, recorded in Vol. 1543, Page 224, of the Deed Records of Travis County, Texas.
4. Warranty Deed – With Vendor's Lien filed June 15, 1960 from Tabb Harrell and Madeline Gray Harrell aka Madeline Gray Harrell as grantors, to Robert M. Garner and Doris M. Garner as grantees, recorded in Vol. 2178, Page 74, of the Deed Records of Travis County, Texas.
5. Warranty Deed filed July 30, 1962 from Robert M. Garner and Doris M. Garner as grantors, to Roger M. Smith and Catherine G. Smith as grantees, recorded in Vol. 2501, Page 189, of the Deed Records of Travis County, Texas.
6. Warranty Deed filed April 6, 1964 from Roger M. Smith and Catherine G. Smith as grantors, to Jack H. Bartee and Sibyl E. Bartee as grantees, recorded in Vol. 2752, Page 95, of the Deed Records of Travis County, Texas.
7. Warranty Deed filed March 10, 1970 from Jack H. Bartee and Sibyl E. Bartee as grantors, to Edwin James Hocker and Harriet Thekla Hocker as grantees, recorded in Vol. 3822, Page 1615, of the Deed Records of Travis County, Texas.
8. Warranty Deed with Vendor's Lien filed April 23, 1976 from Edwin James Hocker and Harriet Thekla Hocker as grantors, to James M. Yerkes and Glenda G. Yerkes as grantees, recorded in Vol. 5416, Page 969, of the Deed Records of Travis County, Texas.

9. Quitclaim Deed filed February 2, 1978 from Glenda Lee Grant Yerkes as grantor, to James Marshall Yerkes as grantee, recorded in Vol. 6062, Page 989, of the Deed Records of Travis County, Texas.
10. Corrected Special Warranty Deed filed January 15, 1987 from Glenda G. Yerkes as grantor, to James M. Yerkes as grantee, recorded in Vol. 10061, Page 935, of the Real Property Records of Travis County, Texas.
11. General Warranty Deed with Vendor's Lien filed May 1, 1990 from James M. Yerkes as grantor, to Holly Lee Wiseman and Allan Freedman as grantee, recorded in Vol. 11177, Page 2285, of the Real Property Records of Travis County, Texas.
12. Warranty Deed filed December 26, 1991 from Holly Lee Wiesman and Allan Freedman as grantors, to Ralph J. Smith III and Margarita Fournier as grantees, recorded in Vol. 11589, Page 2439, of the Real Property Records of Travis County, Texas.
13. Warranty Deed filed March 15, 1993 from Ralph J. Smith, III as grantor, to Margarita Fournier as grantee, recorded in Vol. 11892, Page 2078, of the Real Property Records of Travis County, Texas.
14. General Warranty Deed with Vendor's Lien filed July 8, 2004 from Margarita Fournier as grantor, to Scott D. Ewen as grantee, recorded under Document Number 2004131489, of the Official Public Records of Travis County, Texas.
15. General Warranty Deed filed July 27, 2009 from Scott D. Ewen as grantor, to Andrea F. Ewen as grantee, recorded under Document Number 2009126412, of the Official Public Records of Travis County, Texas.
16. General Warranty Deed filed March 12, 2015 from Scott D. Ewen and Andrea F. Ewen as grantors, to Eric G. Behrens as grantee, recorded under Document Number 2015036774, of the Official Public Records of Travis County, Texas.

Prepared by: Dave Merritt



Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title of Austin, LLC., (hereinafter called "Title Company") assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

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of Austin, Texas, acknowledge payment in full of that certain vendor's lien promissory note in the principal sum of \$9,000.00 and bearing interest at the rate of four (4%) per cent per annum, executed by W. Lynn Brown and wife, Straus B. Brown, said note being fully described in deed from Guy P. Darsey and wife, Ruby Frances Darsey, dated April 10, 1944, recorded in the Deed Records of Travis County, Texas, Book 738, Pages 580-582, and I, as Treasurer of the Endowment Fund of the University Y.M.C.A. of Austin, Texas, do hereby release unto the said W. Lynn Brown and wife, Straus B. Brown, the property described in and conveyed by said deed of April 10, 1944, free from any and all liens securing the payment of said \$9,000.00 note.

IN WITNESS WHEREOF I have hereunto set my hand this the 7th day of May, A. D., 1946.

W. A. SMITH

Treasurer of the Endowment Fund of the
University Y.M.C.A. of Austin, Texas.

THE STATE OF TEXAS, :

COUNTY OF TRAVIS. :

Before me, the undersigned authority, on this day personally appeared W. A. Smith, Treasurer of the Endowment Fund of the University Y.M.C.A. of Austin, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of the Endowment Fund of the University Y.M.C.A. of Austin, Texas, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of May, A.D., 1946.

C. W. SWENSON

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record May 7, 1946, 3:45 P.M. ---- Recorded May 8, 1946, 10:00 A.M.

THE STATE OF TEXAS, :

COUNTY OF TRAVIS. : KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT L. MARSHALL and wife, JEWELL MARSHALL, both of Travis County, Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good, valuable and sufficient considerations to us in hand paid by the Grantees hereinafter named, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, express or implied, is retained, HAVE GRANTED, SOLD and CONVEYED, and by these presents do Grant, Sell and Convey unto W. A. BUTLER and wife, THEO PEARL BUTLER, both of Travis County, Texas, subject to the restrictions, covenants and conditions hereinafter referred to, all that certain tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, and described as follows, to-wit:

The North twenty-five (25) feet (N. 25 feet) of Lot No. Nine (9) and all of Lot No. Ten (10), in Block No. Thirty-four (34), of Travis Heights Addition to the said City of Austin, Travis County, Texas, according to the plat of said Addition recorded in Vol. 3, page 15, of the Travis County Plat Records; and being the same property conveyed by Rex D. Kitchens and wife, Effie R. Kitchens, to the Grantors herein, by warranty deed dated April 1, 1946, and recorded in Vol. 787, pages 420-421, of Travis County Deed Records, to which said plat and said deed and the records thereof reference

is here made for description.

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 Grantees above named, their heirs or assigns, forever. And we do hereby bind ourselves, our heirs, successors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This conveyance is hereby made subject to all restrictions, covenants and conditions affecting said property above described as shown by the records of Travis County Texas.

It is hereby agreed and understood that the Grantors herein are to pay all taxes on the above described property for the years up to and including the year 1945, and taxes for the year 1946 are to be assumed by the Grantees herein, the same having been prorated between the Grantors and Grantees as of the date of this deed.

WITNESS OUR HANDS, this 6th day of May, A. D., 1946.

\$12.10 U.S. Int. Rev. Stamps Can.

ROBERT L. MARSHALL

JEWELL MARSHALL

THE STATE OF TEXAS, :
COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT L. MARSHALL and wife, JEWELL MARSHALL, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Robert L. Marshall acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Jewell Marshall, wife of the said Robert L. Marshall, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Jewell Marshall, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of May, A.D., 1946.

H. H. LANG

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record May 8, 1946, 10:30 A.M. ---- Recorded May 8, 1946, 11:45 A.M.

THE STATE OF TEXAS, :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS:

That we, L. E. Loffer, A. H. Ingraham, of Cass County, Texas, H. C. Fulcher, of Morris County, Texas, and G. Gordon Fulcher, of Travis County, Texas, the said L. E. Loffer, A. H. Ingraham, and H. C. Fulcher acting herein by and through their agent and attorney, the said Gordon Fulcher, for and in consideration of the sum of Ten Dollars (\$10.00) to us cash in hand paid by W. W. Bennett of Travis County, Texas, the receipt of which is hereby acknowledged and confessed, and for other sums of money to us cash in hand paid by said grantees, the receipt of which is hereby acknowledged, and which other sums of money are adequate and sufficient and for the payment of which no lien either expressed or implied is retained against the property herein conveyed, and for

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THE STATE OF TEXAS (1)

COUNTY OF TRAVIS (1) KNOW ALL MEN BY THESE PRESENTS:

That we, W. A. BUTLER, and wife, THEO PEARL BUTLER, of Travis County, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other valuable consideration cash to us in hand paid by the grantees hereinafter named, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, express or implied, is retained,

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto LUSTER B. HOBBS, and wife, MARJORIE HOBBS, of Travis County, Texas, all that certain lot, tract or parcel of land lying and being situate in the City of Austin, Travis County, Texas, and being more particularly described as follows, to-wit:

The North twenty-five (25) feet of Lot No. Nine (9) and all of Lot No. Ten (10) in Block No. Thirty-four (34) of Travis Heights Addition in the City of Austin, Travis County, Texas, according to the map or plat of said addition of record in Vol. 3, page 15 of the Plat Records of Travis County, Texas, and being the same property conveyed the grantors herein by Robert L. Marshall and wife, by deed dated May 6th, 1946, which deed is recorded in Vol. 791, page 411 of the Deed Records of Travis County, Texas.

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 grantees above named, their heirs or 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 grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

The grantors herein are to pay all taxes on the above described property for the years up to and including the year 1952, and taxes for the current year are to be assumed by the grantees herein, the same having been pro rated as of the date of this deed.

This conveyance is here made subject to all restrictions, covenants and conditions affecting said property above described as shown by the records of Travis County, Texas.

EXECUTED this the 8th day of December, A. D. 1953.

W. A. Butler
Theo Pearl Butler

\$17.05 U.S.Int.Rev.Stamps Cancelled

THE STATE OF TEXAS ()

COUNTY OF TRAVIS () BEFORE ME, the undersigned authority, on this day personally appeared W. A. BUTLER, and wife, THEO

PEARL BUTLER, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said W. A. BUTLER, acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said THEO PEARL BUTLER, wife of the said W. A. BUTLER, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said THEO PEARL BUTLER, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of December, A. D. 1953.

Jane Sumner
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS.

Filed for record Dec. 9, 1953, at 8:45 A.M.
Recorded Dec. 10, 1953, at 9:20 A.M.



1543 / 224

JW:OM 12/28/53

224

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That we, LUSTER B. HOBBS and wife, MARJORIE HOBBS, of Travis County, Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable cash consideration to us in hand paid by TABB HARRELL and wife, MADELINE GRAY HARRELL, the receipt of which is hereby acknowledged and confessed, and for which no lien is retained, either express or implied, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said TABB HARRELL and wife, MADELINE GRAY HARRELL, of Travis County, Texas, all that certain lot, tract or parcel of land located and being in the City of Austin, Travis County, Texas, and described as follows, to-wit:

The North Twenty-five (N. 25) feet of Lot No. Nine (9), and All of Lot No. Ten (10), in Block No. Thirty-four (34), of Travis Heights Addition in the City of Austin, Travis County, Texas, and according to the map or plat of said Addition of record in Vol. 3, Page 15, of the Plat Records of Travis County, Texas, and being the same property conveyed to the Grantors herein by W.A. Butler and wife, by deed dated December 8, 1953, which deed is recorded in Vol. 1415, Pages 124-125 of the Deed Records of Travis County, Texas.

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 TABB HARRELL and wife, MADELINE GRAY HARRELL, their heirs or 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 TABB HARRELL and wife, MADELINE GRAY HARRELL, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS at Austin, Travis County, Texas, this the 28th day of December, A.D., 1953.

\$13.75 U.S.Int.Rev.Stamps Cancelled

Luster B. Hobbs
LUSTER B. HOBBS

Marjorie Hobbs
Marjorie Hobbs

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared LUSTER B. HOBBS and wife, MARJORIE HOBBS, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said MARJORIE HOBBS, wife of the said LUSTER B. HOBBS, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said MARJORIE HOBBS acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of December, 1953.

[Signature]
Notary Public in and for Travis County, Texas.

Filed for Record Feb. 16, 1955, at 1:20 P.M.
Recorded Feb. 13, 1955, at 10:00 A.M.

J. W. WHILLER

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Robert M. Garner and wife, Doris M. Garner, 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 Robert M. Garner and wife, Doris M. Garner, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED at Austin, Texas this 15
day of May A. D. 1960.

TABB HARRELL

MAIDLAND GRAY HARRELL

\$145

U.S. INT. REV STAMPS CANCELLED

acknowledged the foregoing instrument, and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
of A. D. 19

(L. S.)

Notary Public

THE STATE OF TEXAS

County of Travis

BEFORE ME, the undersigned authority, on this day per

Tabb Harrell

and Madeline Gray Harrell

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Madeline Gray Harrell

Tabb Harrell

, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Madeline Gray

Harrell, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This

day

of May

A. D. 19 60

(L. S.)

Notary Public

Travis

County, Texas

THE STATE OF TEXAS

County of

BEFORE ME, the undersigned authority, on this day personally appeared

, wife of

known to me to be the person whose name is subscribed to the foregoing instrument, and, having been examined by me privily and apart from her husband, and having the same fully explained to her,

she, the said

acknowledged such instrument to

be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This

day

of

A. D. 19

(L. S.)

Notary Public

County, Texas

THE STATE OF TEXAS

County of

Travis

BEFORE ME, the undersigned authority, on this day personally appeared

Tabb Harrell

known to me

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

Also before me on this day personally appeared

Maidland Gray Harrell

wife of

Tabb Harrell

, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Maidland Gray Harrell

declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This

day

of May

A. D. 19 60

(L. S.)

Notary Public

Travis

County, Texas

(Over)

Filed June 17 1960 at 1:30 M.
Recorded June 17 1960 at 1:30 M.

M 30-625- 3.00

M 30-62- 1.10

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT M. GARNER and wife, DORIS M. GARNER, of Travis County, Texas, for and in consideration of the sum of TEN DOLLARS and other valuable and sufficient cash consideration this day to us in hand paid by the Grantees hereinafter named, the receipt of which is here acknowledged and confessed and for the payment of which no right or lien, either express or implied, is retained; and the further consideration of the assumption of and promise to pay by the Grantees herein the balance remaining unpaid as of this date on that certain promissory note for the original principal sum of \$12,750.00 dated May 10, 1960, executed by Grantors, payable to the order of Tabb Harrell and wife, Maidland Gray Harrell, and more fully described in and secured by a vendor's lien retained in the warranty deed of even date from Tabb Harrell and wife to Grantors, recorded in Vol. 2178, Page 74, of the Travis County Deed Records, and additionally secured by the lien of a deed of trust of even date to T. D. Jeffrey, Trustee, recorded in Vol. 2191, Page 87, of the Travis County Deed of Trust Records, reference to which instruments and the record thereof is here made for all pertinent purposes; and the Grantees herein by the acceptance of this conveyance expressly assume and promise to pay in full said promissory note, above described, and to perform all acts and covenants in said instruments contained as a part of the consideration for this conveyance; HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto ROGER M. SMITH and wife, CATHERINE G. SMITH, of Travis County, Texas, that certain tract or parcel of land lying and being situated in

Doc 2501 Page 150

Travis County, Texas, and more particularly described as follows, to wit:

The North Twenty-five (25) feet of Lot No. Nine (9) and all of Lot No. Ten (10) in Block No. Thirty-four (34) of Travis Heights, an addition in the City of Austin, Travis County, Texas, according to the map or plat of said addition, of record in Book 3, Page 15, of the Travis County Plat Records.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantees, above named, their heirs and assigns, forever. And we hereby bind ourselves, our heirs, executors, and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof; SUBJECT, however, to all valid restrictions and/or easements now of record in Travis County, Texas, applicable to the property herein conveyed.

EXECUTED this 27th day of July, 1962.



Robert M. Garner
Robert M. Garner

Doris M. Garner
Doris M. Garner

T/10 U.S. INT. REV. STAMPS CANCELLED

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

BEFORE ME, the undersigned authority, on this day personally appeared Robert M. Garner and wife, Doris M. Garner, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Robert M. Garner acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Doris M. Garner, wife of the said Robert M. Garner, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Doris M. Garner, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of July, 1962.

[Signature]
Notary Public in and for
Travis County, Texas

Filed July 30 1962 at 8:00 A.M.
Recorded Aug 1 1962 at 1:30 P.M.

THE STATE OF TEXAS
County of Travis

I, MISS EMILIE LIMBERG, Clerk of the County Court of Travis County, Texas, do hereby certify that the within and foregoing Instrument of Writing, with its Certificate of Authentication, was filed for record in my office on the 30 day of Aug, A.D. 1962 at 8:00 o'clock P.M., and duly recorded on the 1 day of Aug, A.D. 1962 at 1:30 o'clock P.M., in the DEED Records of said County, in Book No. 5261, Pages 189 to 191 inclusive. WITNESS MY HAND and seal of the said County Court of said County, the date last above written.

By Brenda Johnson MISS EMILIE LIMBERG
Clerk County Court, Travis County, Texas

APR - 6-25- 500 * 2.25

APR - 6-25- 600 * 3.30

23²⁵/₃₀

THE STATE OF TEXAS ::
COUNTY OF TRAVIS :: KNOW ALL MEN BY THESE PRESENTS:

That we, ROGER M. SMITH and wife, CATHERINE G. SMITH,
of Travis County, Texas,
for and in consideration of the sum of TEN DOLLARS and other
valuable and sufficient cash consideration this day to us in
hand paid by the Grantees, hereinafter named, the receipt of
which is here acknowledged and confessed and for the payment
of which no right or lien, either express or implied, is re-
tained; and the further consideration of the assumption of
and promise to pay by the Grantees herein the balance remain-
ing unpaid as of this date on that certain promissory note
for the original principal sum of \$ 12,750.00 , dated
May 10, 1960 , executed by Robert M. Garner and wife,
Doris M. Garner , payable to the order of
Tabb Harrell and wife, Maidland Gray Harrell,
and more fully described in and secured by a vendor's lien
retained in the warranty deed of even date from Tabb Harrell
and wife to Robert M. Garner and wife,
recorded in Vol. 2178 , Page 74 , of the Travis County
Deed Records, and additionally secured by the lien of a deed
of trust of even date to T. D. Jeffrey , Trustee,
recorded in Vol. 2191 , Page 87 , of the Travis County
Deed of Trust Records, reference to which instruments and
the record thereof is here made for all pertinent purposes;
and the Grantees herein by the acceptance of this conveyance
expressly assume and promise to pay in full said promissory
note, above described, and to perform all acts and covenants
in said instruments contained as a part of the consideration
for this conveyance; HAVE GRANTED, SOLD AND CONVEYED and by
these presents do Grant, Sell and Convey unto JACK H. BARTEE
and wife, SIBYL E. BARTEE, of Travis County, Texas,

the following described property lying and being situated
in Travis County, Texas, to wit:

The North Twenty-five (25) feet of Lot No.
Nine (9) and all of Lot No. Ten (10) in
Block No. Thirty-four (34) of Travis Heights,
an addition in the City of Austin, Travis
County, Texas, according to the map or plat
of said addition of record in Book 3, Page 15,
of the Travis County Plat Records.

TO HAVE AND TO HOLD the above described premises,
together with all and singular, the rights and appurtenances
thereto in anywise belonging unto the Grantees , above named,
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 Grantees, their heirs
and assigns, against every person whomsoever lawfully claim-
ing or to claim the same or any part thereof; SUBJECT, how-
ever, to all valid restrictions and/or easements affecting
the use of said property as this date reflected by the Re-
cords of Travis County, Texas.

EXECUTED this 27th day of March , 1964.



Roger M. Smith



Catherine G. Smith

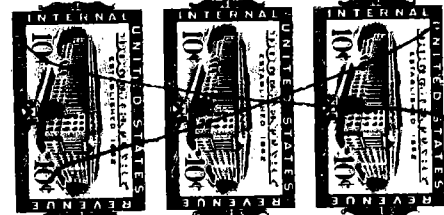
THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

BEFORE ME, the undersigned authority, on this day personally appeared Roger M. Smith and wife, Catherine G. Smith, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Roger M. Smith acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Catherine G. Smith, wife of the said Roger M. Smith, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Catherine G. Smith, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of APRIL, 1964.

(NOTARY SEAL)

[Signature]
Notary Public in and for Travis
County, Texas



330 U.S. INT. REV. STAMPS CANCELLED

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, as Stamped hereon by me, on



APR 8 1964

Emilie Limburg
COUNTY CLERK,
TRAVIS COUNTY, TEXAS

FILED

Emilie Limburg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEED RECORDS
Travis County, Texas

2752

APR 8 10 22 AM '64

GC-55
1 Warranty Deed

MAR 10-70 5638 * 2.50

2-50
26-3525

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS :

That we, Jack H. Bartee and wife, Sibyl E. Bartee of Travis County, Texas

hereinafter called Grantor, whether one or more, person, firm or corporation, for the consideration paid and secured to be paid as hereinafter provided, HAS GRANTED, SOLD AND CONVEYED, and by these presents DOES GRANT, SELL AND CONVEY, unto

Edwin James Hocker and wife, Harriet Thekla Hocker of Travis County, Texas

hereinafter called Grantee, whether one or more, all that certain lot, tract or parcel of land lying and being situated in Travis County, Texas, and known and described as follows, to wit:

The North twenty-five (25) feet (N.25') of Lot No. Nine (9) and all of Lot No. Ten (10), Block Thirty-four (34) Travis Heights, an addition to the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 15 of the Plat Records of Travis County, Texas.

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, their heirs and assigns forever. And Grantor does hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to all valid restrictions and easements which are of record applicable to the property hereby conveyed.

The consideration paid and secured to be paid for said property is as follows:

TEN AND NO/100 (\$10.00) DOLLARS and other good, valuable and sufficient consideration cash to Grantor in hand paid, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, express or implied, is retained

2 Deed/Assumption

26-3526

and the further consideration of the assumption and promise to pay by the Grantee herein of the balance due on that certain promissory note in the original principal sum of TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----DOLLARS,

payable to TABB HARRELL
dated May 10, 1960, and secured by deed of trust of even date to T. D. Jeffrey Trustee, recorded in Vol. 2191 Page 87, of the Travis County, Texas, Deed of Trust Records, to which instrument and the record thereof reference is here made for particulars.

Executed this the 9th day of March, A.D., 1970.

Jack H. Bartee
JACK H. BARTEE

Sibyl E. Bartee
SIBYL E. BARTEE

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Jack H. Bartee and wife, Sibyl E. Bartee, known to me to be the person whose name 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, this the 9th day of March, A.D., 1970.

NOTARY SEAL

Wilma Roney
NOTARY PUBLIC IN AND FOR 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, as Stamped hereon by me, on

MAR 10 1970



Emilie Limburg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
MAR 10 10 37 AM '70
Emilie Limburg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

3822 1616

NOTICE

Prepared by the State Bar of Texas for use by lawyers only.
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

WARRANTY DEED WITH VENDOR'S LIEN

APR 23-76²⁵ 5400 ★ 3.50

THE STATE OF TEXAS

COUNTY OF TRAVIS

1-29-9552
KNOW ALL MEN BY THESE PRESENTS:

That WE, EDWIN JAMES HOCKER and wife, HARRIET THEKLA HOCKER

of the County of Travis 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 s 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 \$24,000.00 payable to the order of Farm and Home Savings Association, at its office in Austin, Travis County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and 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 James E. Patterson and Charles R. Phillips Trustee

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

JAMES M. YERKES and wife, GLENDA G. YERKES

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

Lot Ten (10) and North 25 feet of Lot Nine (9), Block 34, TRAVIS HEIGHTS, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Book 3, Page 15, Plat Records of Travis County, Texas

1-29-9553

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 grantees , 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 grantees , 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.

Farm and Home Savings, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$24,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Farm and Home Savings Association and the same are hereby TRANSFERRED and ASSIGNED to said Farm and Home Savings Association.

EXECUTED this 22nd day of

April, A.D. 19 76

Edwin James Hocker
Edwin James Hocker

Harriet Thekla Hocker
Harriet Thekla Hocker

5416 970

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF TRAVIS

1-29-9554

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

Edwin James Hocker and wife, Harriet Thekla Hocker

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

Given under my hand and seal of office on this the

22 day of

April

A. D. 19 76

NOTARY SEAL

Notary Public in and for

Travis

County, 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

day of

, A. D. 19

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the _____ date and at the time stated herein to me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped herein by me, on

Notary Public in and for

County, Texas.

APR 23 1976



Loris Shapalinski
COUNTY CLERK
TRAVIS COUNTY, TEXAS

(Acknowledgment)

FILED

APR 23 11 18 AM '76

Loris Shapalinski
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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

day of

, A. D. 19

Notary Public in and for

County, 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 acknowledged 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

day of

, A. D. 19

Notary Public in and for

County, Texas.

NOTICE

Prepared by the State Bar of Texas for use by Lawyers Only. 4-74-5M
 To select the proper form, fill in blank spaces, strike out form provisions
 or insert special terms constitutes the practice of law. No "standard
 form" can meet all requirements.

QUITCLAIM DEED

1-69-5018

THE STATE OF TEXAS
 COUNTY OF TRAVIS

} KNOW ALL MEN BY THESE PRESENTS:

That I, GLENDA LEE GRANT YERKES,

of the County of TRAVIS, State of Texas, for and
 in consideration of the sum of Ten and no/100 DOLLARS
 in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have QUIT-
 CLAIMED, and by these presents do QUITCLAIM unto JAMES MARSHALL YERKES

of the
 County of Travis, State of Texas, all of my right,
 title and interest in and to the following described real property situated in Travis County,
 Texas, to-wit:

North 25 feet of Lot 9 and all of Lot 10, Block 34, Travis Heights, an addition to
 the City of Austin, Travis County, Texas, according to themap recorded in
 Book 3, page 15, Travis County Plat Records.

TO HAVE AND TO HOLD all of my right, title and interest in and to the above described property
 and premises unto the said grantee, his heirs and assigns forever, so that neither I nor
 my heirs, legal representatives or assigns shall have, claim or demand any right or title to the
 aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 16th day of January, A. D. 1978.

Glenda Lee Grant Yerkes
 GLENDA LEE GRANT YERKES

DEED RECORDS

6062 939

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Travis

1-69-5019

Before me, the undersigned authority, on this day personally appeared Glenda Lee Grant Yerkes,

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

Given under my hand and seal of office on this the 16th day of January, A. D. 1978.

Evelyn M. Simon
Notary Public in and for Travis County, Texas.

NOTARY SEAL

(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 is 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 day of, A. D. 19

Notary Public in and for County, Texas.

INDEXED

QUITCLAIM DEED

TO

FILED

FEB 2 11 12 AM '78

Loris A. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

James Marshall Yerkes
4422 Rock saddle Pass
Austin, Tx 78745

STATE OF TEXAS
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, as Stamped hereon by me, on

COUNTY OF TRAVIS

(Acknowledgment)

FEB 2 1978

THE STATE OF TEXAS
COUNTY OF

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



Loris A. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

known to me to be the person whose name is 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 day of, A. D. 19

Notary Public in and for County, Texas

6062 990

500

4 17 3309

CORRECTED SPECIAL WARRANTY DEED

THE STATE OF TEXAS	}	1000	103023	5.00 DEED
COUNTY OF TRAVIS		1 01/15/87		

KNOW ALL MEN BY THESE PRESENTS:

That I, GLENDA G. YERKES, of the County of Travis and State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and for the purpose of complying with that certain Final Decree of Divorce entered in cause number 261,810 in the 167th Judicial District Court of Travis County, Texas, and styled "In the Matter of the Marriage of Glenda G. Yerkes and James M. Yerkes," and the further consideration that the grantee hereby assumes and promises to pay, according to the terms thereof, all principal and interest now remaining due on that one certain promissory note in the original principal sum of \$24,000.00 executed by JAMES M. YERKES and GLENDA G. YERKES and payable to the order of FARM AND HOME SAVINGS ASSOCIATION in Travis County, Texas, dated April 22, 1976, said note having been secured by a vendor's lien retained in deed of even date therewith recorded in volume _____, pages _____ et seq., Deed Records of _____ County, Texas, and by Deed of Trust of even date therewith to JAMES E. PATTERSON and CHARLES R. PHILLIPS, Trustee, recorded in volume 5348, pages 1539 et seq., Deed of Trust Records of Travis County, Texas, and that the grantee also assumes and promises to keep and perform all covenants and obligations of the grantors named in said Deed of Trust; have GRANTED, TRANSFERRED, AND CONVEYED, and by these presents do GRANT, TRANSFER, AND CONVEY unto JAMES M. YERKES, a single person, as his sole and separate property, whose mailing address is 1812 Kenwood, Austin, Travis County, Texas, all of the following described real property in Travis County, Texas, to-wit:

Any and all right, title, and interest in and to that certain piece of property and all improvements located thereon, being Lot 10 and North 25 feet of Lot 9, Block 34, TRAVIS HEIGHTS, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Book 3, Page 15, Plat Records

of Travis County, Texas.

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 myself, 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, by, through, or under me, but not otherwise.

For the same consideration, I hereby transfer, assign, and convey to the grantee all of my right, title, and interest in and to any and all insurance policies covering the above described property and all reserve accounts for the payment of insurance and taxes in effect with respect to same.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

All ad valorem taxes due on said property for the current year are assumed by the grantee herein.

EXECUTED on January 2, 1987.

Glenda G. Yerkes
GLEND A. YERKES

STATE OF TEXAS)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on January 2th, 1987, by GLEND A. YERKES.

Vivian Mahlab NOTARY SEAL
Notary Public, State of Texas
Commission Expires: 8/28/89

Typed or Printed Name of Notary
Vivian Mahlab

When recorded, please return this instrument to:

Vivian Mahlab, P.C.
1301 Nueces, Ste. 200
Austin, Texas 78701

FILED

1987 JAN 15 PM 3:17

COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on this 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

JAN 15 1987



COUNTY CLERK
TRAVIS COUNTY, TEXAS

10061 0936

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS DOC. NO. FILM CODE
 COUNTY OF TRAVIS 90036430 } 00004589024 Know All Men by These Presents:

THAT JAMES M. YERKES

8:09 AM 2255

5.00 INDX
3 3 05/01/90
10.98-CHK#

900364.30-DDC#

of TRAVIS County, TEXAS, hereinafter called GRANTOR (whether one or more), for and in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by HOLLY LEE WISEMAN, A FEME SOLE ALLAN FREEDMAN, A BARON SOLE

whose mailing address is:

1814 KENWOOD AVENUE, AUSTIN, TX 78704

hereinafter called GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and the further

consideration of ONE HUNDRED ONE THOUSAND SIX HUNDRED AND 00/100

DOLLARS

(\$ 101,600.00) paid by IMCO REALTY SERVICES, INC., DBA NORTH AMERICAN MORTGAGE COMPANY, ACTING AS GENERAL PARTNER AND NOMINEE OF IMCO REALTY SERVICES--A CALIFORNIA LIMITED PARTNERSHIP

Santa Rosa, California

hereinafter called BENEFICIARY, at the special instance and request of GRANTEE, the receipt and sufficiency of which is hereby acknowledged and confessed, and as evidence of such advancement GRANTEE has executed GRANTEE'S note of even date herewith for said amount payable to the order of BENEFICIARY, said note payable as therein provided and bearing interest at the rate therein specified; and the payment of said note is secured by a vendor's lien herein reserved and is additionally secured by a deed of trust of even date herewith, executed by GRANTEE to SAM J. BROWN, TRUSTEE, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by BENEFICIARY, GRANTOR hereby transfers, sets over, assigns and conveys unto BENEFICIARY and assigns, the vendor's lien and superior title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in GRANTOR'S favor and assigned by GRANTOR to BENEFICIARY without recourse; and GRANTOR has BARGAINED, GRANTED, SOLD and CONVEYED, and by these presents does BARGAIN, GRANT, SELL and CONVEY unto GRANTEE, the following described property, to-wit:

LOT TEN (10) AND NORTH TWENTY FIVE FEET (25') OF LOT NINE (9),
 BLOCK 34, TRAVIS HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 15,
 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE, GRANTEE'S heirs and assigns forever. And GRANTOR does hereby bind GRANTOR, GRANTOR'S heirs, executors and administrators, to warrant and forever defend, all and singular the said premises unto GRANTEE, GRANTEE'S heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to all and singular the restrictions, mineral reservations, royalties, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of the aforesaid County.

But it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the payee in said note against the above described property, premises and improvements, until said note and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by more than one person, or when GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond; and when executed by or to a corporation, the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

EXECUTED, this the 30 day of APRIL, 19 90 .


 JAMES M. YERKES

REAL PROPERTY RECORDS
 TRAVIS COUNTY, TEXAS

VERSION 2.0

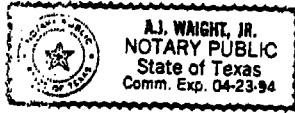
(*MA02007X A) 050489

11177 2285

INDIVIDUAL ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on April 30, 1990, by M. YERKES
(Notary Seal Required for Recordation.)



NOTARY PUBLIC/ [Signature]
(jurisdiction)
Printed Name of Notary
My commission expires

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 19____, by _____
(Notary Seal Required for Recordation.)

NOTARY PUBLIC/ _____
(jurisdiction)
Printed Name of Notary
My commission expires

CORPORATION OR PARTNERSHIP ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 19____, by _____
of _____, on behalf of said _____
(Notary Seal Required for Recordation.)

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

MAY 1 1990



NOTARY PUBLIC/ _____
(jurisdiction)
Printed Name of Notary
My commission expires

After Execution
Please Return to:

General Warranty Deed with Vendor's Lien
in favor of IMCO Realty Services, Inc.,

FILED

MAY 1990 -1 PM 4:17

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY TEXAS

Per TO:
HOLLY LEE WISEMAN
1814 KENWOOD AVENUE
AUSTIN TX 78704
GF900424-KD-CTOA
TAX # 3-0302-0607

L02/46

DOC. NO.

91112414

Loan No. 006134993

11288 5140

WARRANTY DEED

FILM CODE

00004778867

JP

HOLLY LEE WISEMAN AND ALLAN FREEDMAN

("Grantor", whether one or more), for the consideration hereafter stated,
does GRANT, SELL and CONVEY unto
RALPH J. SMITH III AND MARGARITA FOURNIER 11:05 AM 8595 2 5 12/26/91 3.00 INDX

("Grantee", whether one or more), whose mailing address is

1814 KENWOOD AVENUE, AUSTIN, TEXAS 78704

the following described real property, together with all improvements thereon,
situated in TRAVIS County, Texas (the "Property"), to-wit:

LOT 10 AND THE NORTH 25' OF LOT 9, BLOCK 34, TRAVIS HEIGHTS, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT OF RECORD IN VOLUME 3, PAGE 15, PLAT RECORDS OF TRAVIS
COUNTY, TEXAS

2.00 RECH
2 5 12/26/91
911124.14-DOCA
11.46-CHK#

TO HAVE AND TO HOLD the Property, together with all and singular the rights and
appurtenances thereto in anywise belonging unto the Grantee, Grantee's heirs,
successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns,
to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's
heirs, successors and assigns, against every person whomsoever lawfully claiming
or to claim the same or any part thereof, subject, however, to all reservations,
restrictions, covenants, conditions, rights of way and easements, if any, which are
of record and applicable to the Property.

The consideration of this conveyance, receipt of which is hereby acknowledged,
is as follows:

(1) \$10.00 and other valuable consideration paid to Grantor for which no lien
either express or implied is retained; and

(2) \$ 107,400.00 advanced and paid at the instance and request of Grantee by
UNITED SAVINGS ASSOCIATION OF TEXAS FSB,
("Lender") for which Grantee has executed an interest-bearing promissory note payable
to the order of Lender, as well as a deed of trust to RANDOLPH C. HENSON
Trustee to secure the payment thereof, all of even date herewith.

The vendor's lien and superior title are specifically retained by Grantor
against the Property until the said note and all interest thereon are fully paid,
and to the extent they secure the payment of the note described in (2) above, they
are hereby assigned and transferred to Lender.

Taxes for the current year are prorated as of the date of this deed and payment
thereof is to be made by Grantee.

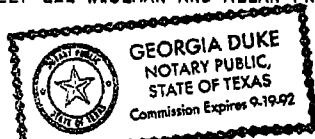
Executed on December 20, 1991

HOLLY LEE WISEMAN

ALLAN FREEDMAN

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on DECEMBER 20, 1991, by
HOLLY LEE WISEMAN AND ALLAN FREEDMAN



Georgia Duke
NOTARY PUBLIC STATE OF TEXAS

(printed name of Notary Public)

Commission Expires:

After recording, return to:
RALPH J. SMITH III AND MARGARITA FOURNIER
1814 KENWOOD AVENUE
AUSTIN, TEXAS 78704

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11589 2439

214458

3-0302-0607

L02/48

DOC. NO.
93027283

923603 KD
Document # 1109

WARRANTY DEED

FILM CODE

00004942206

DATE: March 12, 1993

GRANTOR: RALPH J. SMITH, III, a single person

GRANTOR'S MAILING ADDRESS:

2120 - P. Drake Lane
Austin, Tx. 78758

9:50 AM 2942

5.00 INDX
1 1 03/15/93

GRANTEE: MARGARITA FOURNIER, a single person

9:50 AM 2942

5.00 RECH
1 1 03/15/93
930272.83-D0C#
77.60-CHK#

GRANTEE'S MAILING ADDRESS:

1814 Kenwood Avenue

Austin, Texas 78704

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION.

PROPERTY: ALL OF MY UNDIVIDED INTEREST IN:

Lot 10 and the North 25 feet of Lot 9, Block 34, TRAVIS HEIGHTS, an addition in Travis County, Texas, according to the map or plat of record in Volume 3, Page 15, Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made, delivered and accepted subject to the payment of any liens and mortgages, ad valorem taxes and standby fees assessed against the property conveyed for the current year, all restrictions, covenants, any outstanding royalty and mineral reservations, conditions and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting the property conveyed.

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, and successors forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, 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.

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

Ralph J. Smith, III
RALPH J. SMITH, III

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me this 12 day of March, 1993, by RALPH J. SMITH, III.



Karen G. Davis
Notary Public State of Texas
Commission Expires 4-14-93

Karen G. Davis
NOTARY PUBLIC, STATE OF TEXAS

Commission Expiration

Notary's Name Typed/Printed

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11892 2078

L02/49

1,885 7012

FILED

93 MAR 15 PM 4:43

DANA DEBEAUVOR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

*Ret: Commercial
Title*

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

MAR 15 1993



Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11892 2079

171 239
(16)RECORDED BY
NORTH AMERICAN TITLERETURN TO:
NORTH AMERICAN TITLE
823 Congress Ave. Suite 1114
Austin, TX 78701

GENERAL 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.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT MARGARITA FOURNIER, A SINGLE PERSON


 LD 2004131489
3 PGS

hereinafter referred to as GRANTOR (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by SCOTT D. EWEN, A MARRIED PERSON

hereinafter referred to as GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the execution and delivery by said GRANTEE of one certain promissory note of even date herewith, in the original principal sum of Two Hundred Sixty-Four Thousand Five Hundred And No/100 Dollars

(\$264,500.00), payable to the order of LEHMAN BROTHERS BANK, FSB,

A FEDERAL SAVINGS BANK

, (hereinafter called BENEFICIARY), in installments as in said note provided, bearing interest at the rate therein provided, said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said GRANTOR; and being additionally secured by a deed of trust of even date with said note, from GRANTEE to Thomas E. Black, Jr.

, TRUSTEE, reference to which deed of trust is hereby made for all purposes; the said BENEFICIARY at the special instance and request of the GRANTEE herein having advanced the sum of said note as part purchase price for the property herein conveyed, the receipt of which is hereby acknowledged, the GRANTOR hereby transfers, sets over, assigns and conveys, without recourse, unto BENEFICIARY, and its successors and assigns, the Vendor's Lien and Superior Title retained and reserved herein against the property, subrogating said BENEFICIARY to all rights and remedies of GRANTOR in the premises by virtue of said liens;

and GRANTOR has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto GRANTEE, the following described property, to-wit:

LOT 10 AND THE NORTH 25 FEET OF LOT 9, BLOCK 34, TRAVIS HEIGHTS, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3,
PAGE 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto GRANTEE and GRANTEE'S heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance assessment liens, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located, and any statutory water rights, or the rights or interests of the State of Texas or the public generally in any waters, tidelands, beaches and streams being situated in proximity to the property described therein.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title are retained against the above described property, premises, and improvements, until the above described note and all accrued interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this deed shall become absolute.

The contract between GRANTOR, as seller, and GRANTEE, as buyer, may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

When this Deed is executed by more than one person, or when the GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be

construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED this 6th day of July, 2004

MARGARITA FOURNIER

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

(Acknowledgment)

This instrument was acknowledged before me on the 6th day of July, 2004,
by Margarita Fournier.



My commission expires

Delva J. Corbille
Notary Public, State of
Printed Name:

(Acknowledgment)

THE STATE OF TEXAS)
COUNTY OF)

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

My commission expires

Notary Public, State of
Printed Name:

(Acknowledgment)

THE STATE OF TEXAS)
COUNTY OF)

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

My commission expires

Notary Public, State of
Printed Name:

(Acknowledgment)

THE STATE OF TEXAS)
COUNTY OF)

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

My commission expires

Notary Public, State of
Printed Name:

(Corporate/Entity Acknowledgment)

THE STATE OF TEXAS)
COUNTY OF)

This instrument was acknowledged before me on the _____ day of _____,
by _____
of _____
a _____, on behalf of said _____

My commission expires

Notary Public, State of
Printed Name:

AFTER RECORDING RETURN TO GRANTEE AT GRANTEE'S MAILING ADDRESS:
SCOTT D. EWEN
1814 KENWOOD AVENUE
AUSTIN, TX 78704

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Jul 08 02:30 PM 2004131489

KNOWLES \$18.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

15-JTC-TV

0913855-BOL



WD

2009126412

4 PGS

GENERAL WARRANTY DEED

4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: July 21, 2009

GRANTOR: Scott D. Ewen

GRANTOR'S MAILING ADDRESS:

1814 Kenwood Avenue
Austin, TX 78704

GRANTEE: Andrea F. Ewen

GRANTEE'S MAILING ADDRESS:

1814 Kenwood Avenue
Austin, TX 78704

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

An undivided one-half (1/2) interest in and to the following described property:

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year 2009 and subsequent years.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds

Grantor and Grantor's heirs, executors, administrators and successors 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.

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

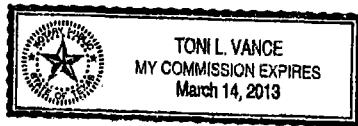



Scott D. Ewen

Acknowledgement

State of Texas
County of Tarrant

This instrument was acknowledged before me on the 21 day of July, 2009, by Scott D. Ewen.




Notary Public, State of Texas

SEAL

After Recording Return To:

Scott + Andrea Ewen
1814 Kenwood Avenue
Austin, TX 78704

Djy3855-sw

EXHIBIT "A"

Being 0.24 acres and being all of Lot 10 and a portion of Lot 9, Block 34, Travis Heights, a subdivision recorded in Volume 3, Page 15, Plat Records, Travis County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

ROEDER SURVEYING

3705 VINELAND DRIVE
Austin, TEXAS 78722
(512) 478-7673

FIELD NOTES:

FIELD NOTES FOR 0.24 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK 34 AND A PORTION OF LOT 9, BLOCK 34, "TRAVIS HEIGHTS", A SUBDIVISION RECORDED IN VOL. 3, PG. 15, PLAT RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED TO EWEN IN DOC. NO. 2004131489, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin set in the west R.O.W. of Kenwood Avenue at the southeast corner of Lot 11, Block 34, the northeast corner of Lot 10, Block 34 for the northeast corner hereof and the **POINT OF BEGINNING**.

THENCE, S 30°00'00" W, 75.00' with the west R.O.W of Kenwood Avenue and the east line of Lot 10 and passing the common east corner of Lots 10 & 9, Block 34 to a 1/2" iron pin found in the east line of Lot 9 for the southeast corner hereof.

THENCE, N 60°07'23" W, 139.51' through the interior of Lot 9, Block 34 to a 1/2" iron pin found in the east line of a 15' alley and the west line of Lot 9 for the southwest corner hereof.

THENCE, N 29°54'29" E, 75.08' with the east line of said 15' alley and the west line of Lot 9, Block 34 and passing the common west corner of Lots 9 & 10, Block 34 to a 1/2" iron pin found at the southwest corner of Lot 11, Block 34 and the northwest corner of Lot 10, Block 34 for the northwest corner hereof.

THENCE, S 60°05'32" E, 139.63' with the south line of Lot 11, Block 34 and the north line of Lot 10, Block 34 to the **POINT OF BEGINNING** and containing 0.24 acres more or less.

I hereby certify that these field notes represent an actual on the ground survey under my supervision and are true and correct to the best of my abilities.

MICHAEL J. ROEDER
R.P.L.S. #5278
09-70

6-29-09

FILED AND RECORDED

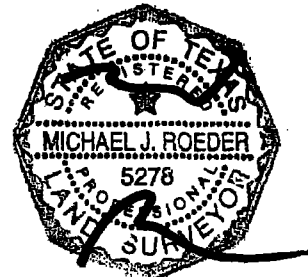
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2009 Jul 27 04:29 PM 2009126412

CLARKMM \$28.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS



ELECTRONICALLY RECORDED

2015036774

TRV

3

PGS

SOIC707/K-201881-AM/SC
General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 11, 2015

Grantor: Scott D. Ewen and Andrea F. Ewen, husband and wife

Grantor's Mailing Address: 111 Pequeno St. Austin, TX 78757

Grantee: Eric G. Behrens

Grantee's Mailing Address: 1814 Kenwood Avenue, Austin, Texas 78704

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

See Attached Exhibit A

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Montgomery County, Texas.

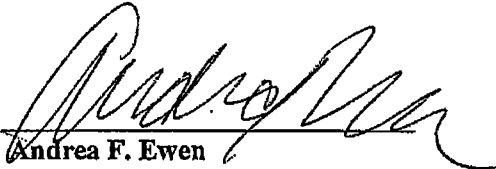
Exceptions to Conveyance and Warranty:

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.

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

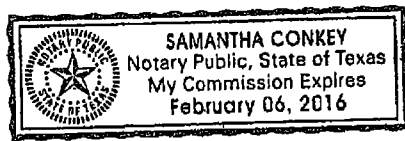
EXECUTED this 11 day of March, 2015.

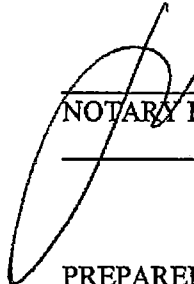

 Scott D. Ewen


 Andrea F. Ewen

THE STATE OF TX §
 COUNTY OF Texas §
 §

The foregoing instrument was acknowledged before me on the 11 day of March, 2015 by Scott D. Ewen and Andrea F. Ewen.




 NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:
 Eric G. Behrens
 1814 Kenwood Ave
 Austin, Texas 78704

PREPARED IN THE LAW OFFICE OF
 Shaddock & Associates, P. C.
 2400 N. Dallas Parkway, Ste. 560
 Plano, Texas 75093

Exhibit A

BEING 0.24 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK 34 AND A PORTION OF LOT 9, BLOCK 34, "TRAVIS HEIGHTS", A SUBDIVISION RECORDED IN VOL. 3, PG. 15, PLAT RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED TO EWEN IN DOC. NO. 2004131489, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin set in the west R.O.W. of Kenwood Avenue at the southeast corner of Lot 11, Block 34, the northeast corner of Lot 10, Block 34 for the northeast corner hereof and the POINT OF BEGINNING;

THENCE, S 30°00'00" W, 75.00' with the west R.O.W of Kenwood Avenue and the east line of Lot 10 and passing the common east corner of Lots 10 & 9, Block 34 to a 1/2" iron pin found in the east line of Lot 9 for the southeast corner hereof;

THENCE, N 60°07'23" W, 139.51' through the interior of Lot 9, Block 34 to a 1/2" iron pin found in the east line of a 15' alley and the west line of Lot 9 for the southwest corner hereof;

THENCE, N 29°54'29" E, 75.08' with the east line of said 15' alley and the west line of Lot 9, Block 34 and passing the common west corner of Lots 9 & 10, Block 34 to a 1/2" iron pin found at the southwest corner of Lot 11, Block 34 and the northwest corner of Lot 10, Block 34 for the northwest corner hereof;

THENCE, S 60°05'32" E, 139.63' with the south line of Lot 11, Block 34 and the north line of Lot 10, Block 34 to the POINT OF BEGINNING and containing 0.24 acres more or less.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

March 12 2015 04:39 PM

FEE: \$ 34.00 2015036774

Stewart Title of Austin, LLC
8701 North Mopac, Suite 330
Austin, TX 78759

DEED REPORT

Client: Thrower Design

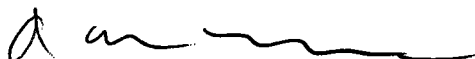
Order Number:
AR1932

Re: North ½ of Lot 8 and the South ½ of Lot 9, Block 34, of TRAVIS HEIGHTS, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 15, of the Plat Records of Travis County, Texas.

As per your request we report that a search of the appropriate county records beginning February 5, 1927 and continuing through March 22, 2017 reveals the following conveyances:

1. Warranty Deed filed February 16, 1927 from Citizens Loan & Investment Company as grantor, to The Stacy Realty Company as grantee, recorded in Vol. 397, Page 565, of the Deed Records of Travis County, Texas.
2. Warranty Deed filed October 21, 1930 from The Stacy Realty Company as grantor, to E. B. Snelling as grantee, recorded in Vol. 459, Page 243, of the Deed Records of Travis County, Texas.
3. Quitclaim Deed filed May 18, 1940 from E. E. Asbury as grantor, to Viola Snelling Asbury as grantee, recorded in Vol. 643, Page 582, of the Deed Records of Travis County, Texas.
4. Warranty Deed filed September 30, 1948 from Viola Snelling, Individually and as Independent Executrix of the Estate of E. B. Snelling, Deceased, Viola M. Acker, Trudy C. Acker and Edward J. Snelling as grantors, to Miller Newton and Louise S. Newton as grantees, recorded in Vol. 914, Page 610, of the Deed Records of Travis County, Texas.
5. Warranty Deed filed May 10, 1984 from Louise Snelling Newton, Individually and as Independent Executrix of the Estate of Miller R. Newton, Deceased as grantor, to Gerald E. Smith and Marsha C. Smith as grantee, recorded in Vol. 8590, Page 726, of the Deed Records of Travis County, Texas.
6. Warranty Deed filed October 18, 1984 from Gerald E. Smith and Marsha C. Smith as grantors, to Howard T. Hand as grantee, recorded in Vol. 8858, Page 307, of the Real Property Records of Travis County, Texas.
7. Warranty Deed with Vendor's Lien filed March 29, 1985 from Howard T. Hand as grantor, to Erlene Reynolds as grantee, recorded in Vol. 9091, Page 424, of the Real Property Records of Travis County, Texas.
8. Warranty Deed (With Vendor's Lien) filed August 7, 1987 from Erlene Reynolds as grantor, to Eric G. Behrens as grantee, recorded in Vol. 10369, Page 350, of the Real Property Records of Travis County, Texas.

Prepared by: Dave Merritt



Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title of Austin, LLC., (hereinafter called "Title Company") assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

397/565

and subordinate to the lien, retained in the same warranty deed from Robt and wife to Se-
vern, securing the payment of Note #1 for \$ 4000.00, and that said Note #1 for \$4000.00
or any novation or extension thereof, which may be had without obtaining further consent
or approval of the present or future owner of unpaid balance of said \$ 2000.00 Note #2
shall be and continue to be secured by the first, prior and superior lien retained against
the real property above described.

NOW, THEREFORE, for and in consideration of the payment by Wimer-Richardson and Company,
a corporation, ^{domesticated} in San Antonio, Bexar County, Texas, of Four Thousand (\$4000.00) Dollars
cash to it, receipt of which is hereby acknowledged, the said North American Insurance
Company of Texas has Bargained, Sold, Transferred, Assigned and Delivered and by these
presents does Bargain, Sell, Transfer, Assign and Deliver to Wimer-Richardson And Company
the hereinabove described Note #1 for \$ 4000.00 together with its vendor's lien and super-
ior rights, titles and equities, covenanting and agreeing with the grantees herein that all
offsets and credits to which said note is entitled appear endorsed on the back thereof.
IN WITNESS WHEREOF, the NORTH AMERICAN INSURANCE COMPANY has caused these presents to be
signed by its President and its corporate seal to be hereto affixed, attested by its Se-
cretary this 9th day of February A. D. 1927.

(Cor. Seal)

NORTH AMERICAN INSURANCE COMPANY,

By D. K. Woodward Jr.

President.

Attest:

Geo. T. Wicker

Secretary.

STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared

D. K. Woodward, Jr., known to me to be the person whose name is sub-
scribed to the foregoing instrument and he acknowledged to me that he executed the same in
his capacity as President of and for the North American Insurance Company of Texas, a cor-
poration, and as its act and deed, for the purposes and consideration therein expressed.
Given under my hand and official seal on this 15 day of February A. D. 1927.

(Notary Seal)

O. W. Sandstrom

Notary Public, in and for Travis County, Texas.

Filed for record 18 Feb. 1927 at 8 A. M. Recorded 18 Feb. 1927 at 1:30 P. M.

C THE STATE OF TEXAS #
COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That Citizens Loan & Investment
Company, a corporation existing under the laws of the State of
Texas, and having its principal office in the City of Austin, acting in pursuance of a
resolution of its Board of Directors and in consideration of the sum of One Dollar cash,
paid by The Stacy Realty Company, receipt of which is acknowledged, and in further consi-
deration of the assumption of payment by the said The Stacy Realty Company of all liens
of record on the property herein conveyed, including accrued taxes thereon, has Granted,
Sold And Conveyed, and by these presents does hereby Grant, Sell and Convey unto the said
The Stacy Realty Company, a corporation existing under the laws of the State of Texas, and
having its principal office in the City of Austin, all those certain tracts or parcels
of land lying and being situated in the County of Travis, in the State of Texas, out of
the Travis Heights Subdivision of 234 acres of the Isaac Decker League in the southeastern
part of the City of Austin, according to plat of said Subdivision of record in the office
of the County Clerk of Travis County in Plat Book No. 3, Page No. 15, and more particu-
larly described as follows:

Lots Nos. 4, 5, 6 and 7 in Block No. 2.
 Lots Nos. 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 33 and 34 in Block No. 3.
 Lots Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 in Block No. 4.
 Lots Nos. 8, 9, 12, 13, 14, 15, 18, 19, and 21 in Block No. 5.
 Lots Nos. 7 and 8 in Block No. 6.
 Lots Nos. 1, 2, 3, 4 and 8 in Block No. 7.
 Lots Nos. 3, 4, 9, 10, 11, 12 and 13 in Block No. 8.
 Lots Nos. 1, 2, 8, 9, and 10 in Block No. 9.
 Lots Nos. 2, and 3 in Block No. 10.
 Lots Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block No. 11.
 Lots Nos. 1, 2, 3, 4 and 5 in Block No. 12.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17 and 18 in Block No. 13.
 Lots Nos. 4, 5, 6, 7 and 8 in Block No. 14.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block No. 15.
 Lots Nos. 1, 2, 4, 5, 6, 7, 8 and 9 in Block No. 16.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7 and 8 in Block No. 17.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block No. 18.
 Lots Nos. 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41 in Block No. 20.
 Lots Nos. 1, 2, 3, 4, 7, 8, 11, 12, 18, 20, 21, 22, 23, 24, 25, 26 and 27 in Block No. 21.
 Lots Nos. 2, 3, 9 and 10 in Block No. 22.
 Lots Nos. 11 and 12 in Block No. 23.
 Lots Nos. 16, 17, 18 and 21 in Block No. 27.
 Lots Nos. 15, 16, 17, 18, 19, 20, 21, 23, 26, 27, 39, 40 and the east half of 41 in the resub-division of Block No. 28.
 Lots Nos. 10 and 12 in Block No. 29.
 Lots Nos. 19, 20 and 21 in Block No. 30.
 Lots Nos. 3, 4, 5, 7, 8, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 in Block No. 31.
 Lots Nos. 2, 3, 4, 9 and 10 in Block No. 33.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 20, 21, 22, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 in Block No. 34.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block No. 35.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 in Block No. 36.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block No. 37.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block No. 38.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21 and 22 in Block No. 39.
 Lots Nos. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46 in Block No. 40.
 Lots Nos. 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 in Block No. 41.
 Lots Nos. 3, 4, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21, 22 and 23 in Block No. 42.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19 and 20 in Block No. 43.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23 and 28 in Block No. 44.
 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12, 13, 14, 15^b and 17 in Block No. 45.
 Lots Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19 and 20 in Block No. 46.

Lots Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26 and 30 in Block No. 47.

Lots Nos. 7, 8 and 9 in Block No. 48.

Reference is made to plat of said subdivision, and the record thereof, as above set out, and also the plat of the resubdivision of Block No. 28, recorded in Book No. 400 page No. 1, of the Deed Records of Travis County, for a more particular description of said lots.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said The Stacy Realty Company, its successors and assigns, forever. And Citizens Loan & Investment Company does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said The Stacy Realty Company, its successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof.

Executed at Austin, Texas, this the 5th day of February A. D. 1927.

(Cor. Seal)

Citizens Loan & Investment Company

By C. M. Rather

President.

Attest:

J. H. W. Williams

Secretary.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared C. M. Rather, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that said instrument is the act of said Company.

Given under my hand and seal of office at Austin, Texas, this the 5th day of February A.D. 1927.

(Notary Seal)

J. B. Riley

Notary Public, Travis County, Texas.

Filed for record 16 Feb. 1927 at 3 P.M. Recorded 18 Feb. 1927 at 2:10 P. M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # KNOW ALL MEN BY THESE PRESENTS: That we, Louise Seeling and husband Robert Seeling, of the County of Travis, and State of Texas, in consideration of the sum of Ten and 00/100 Dollars, cash to ^x in hand paid by St Martin's Evangelical Lutheran Church, of Austin, Texas, a corporation, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said St. Martin's Evangelical Lutheran Church of the County of Travis and State of Texas, all our right, title and interest in and to a certain tract or parcel of land situate in Travis County, State of Texas, and described as follows, to-wit: Lots Nos. Ten (10) and Eleven (11) in Block Twenty-four (24) Outlot Thirteen (13) Division "C" in John Dowell's Subdivision adjoining the City of Austin, State of Texas, according to the map or plat of said subdivision of record in Plat Book 1, page 36 Records of Travis County, Texas, and being the same property conveyed to Louise Seeling by deed of Ed Seeling dated December 8, 1925, and recorded in Book 379, pages 283-284 Deed Records of Travis County, Texas, to which deed and its record reference here is made. TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said St Martin's Evangelical Lutheran Church, its successors and assigns forever.

and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Paul Norman his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note and all interest thereon, are fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute.

Witness my hand at Austin, Texas, this 16th day of July A. D. 1930.

A. W. Speckels

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

Before me, the undersigned authority, a Notary Public in and for Travis County, Texas, on this day personally appeared A. W. Speckels, known to me to be the person whose name is 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, this 17th day of July A. D. 1930.

Ella Mergelle

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for Record October 21, 1930 at 10:00 A. M. Recorded October 24, 1930 at 2:50 A. M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

KNOW ALL MEN BY THESE PRESENTS:

That The Stacy Realty Company, a corporation, incorporated and existing under the laws of the State of Texas and having its principal office in the City of Austin, of the County of Travis, State of Texas, for and in consideration of the sum of Eight Hundred (\$800.00) Dollars to it cash paid by E. B. Snelling the receipt of which is hereby acknowledged and confessed; and against which property there is no lien reserved, either express or implied. have granted, sold and conveyed, and by these presents do Grant, sell and convey unto the said E. B. Snelling of the County of Travis, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in Travis County, Texas, and more particularly described as follows: The South One-half of Lot No. Nine (S½) and the North One-half of Lot No. Eight (N½) in Block No. Thirty-Four (34) of Travis Heights Addition to the City of Austin, Travis County, Texas, according to plat of said addition, of record in the office of the county clerk, Travis County, in Plat Book No. 3, Page No. 15, to which plat and the record thereof reference is made for a more particular description of said property. Taxes for the year 1930 to be pro-rated. The acceptance of this conveyance by the grantee evidences his promise and agreement to be bound by all the limitations, restrictions and obligations indicated and set forth in the dedication of the plat of Travis Heights, with the further agreement that the minimum cost of residence to be erected on said property is \$3,800.00 except by written consent of the grantor.

It is further understood and agreed that no garage or temporary residence of similar nature shall be placed closer than one hundred feet from the front property line, and shall not be used for residence purposes longer than six months.

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 E. B. Snelling, his heirs and assigns forever, and The Stacy Realty Company, does hereby bind itself, its suc-

cessors and assigns to Warrant and Forever Defend, all and singular the said premises unto the said E. B. Snelling, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed at Austin, Texas this 18th day of September A. D. 1930.

THE STACY REALTY COMPANY

(Cor. Seal)

By W. Gillespie Stacy, President.

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

Before me, the undersigned authority a Notary Public in and for Travis County, Texas, on this day personally appeared W. Gillespie Stacy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as President of The Stacy Realty Company for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity therein stated.

Given under my hand and seal of office, this 18th day of September, A. D. 1930.

Julia Hornberger

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for Record October 21, 1930 at 9:00 A.M. Recorded October 24, 1930 at 9:05 A. M.

STATE HIGHWAY DEPARTMENT OF TEXAS

RIGHT-OF-WAY DEED

STATE OF TEXAS #

COUNTY OF TRAVIS #

KNOW ALL MEN BY THESE PRESENTS:

That R. Hollingsworth of the County of Travis, State of Texas, for and in consideration of the sum of Thirteen and 50/100 Dollars to me in hand paid by Travis County, receipt of which is hereby acknowledged and confessed, have granted, sold and conveyed, and do by these presents grant, sell and convey unto the County of Travis the following described tract or parcel of land situated in the county of Travis, State of Texas, being more particularly described as follows:

A strip of land averaging 12½ ft. in width out of the James D. Goode survey, lying on the west side of State Highway No. 29 in Travis County.

Bounded on the north by the line dividing the R. Hollingsworth tract and the B. F. Poston tract at Engineers Station 247/16; on the east by the present west fence line of State Highway No. 29; on the south by the line dividing the R. Hollingsworth tract and the G. W. Draper tract at Engineer Station 227/50 and on the west by a line parallel to and 50 ft. distant from the surveyed center line of said State Highway No. 29.

Containing 0.54 acres more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and hereditaments thereunto in anywise belonging unto the said State of Texas and its assigns: And I hereby bind myself heirs, executors and administrators to forever warrant and defend the rights and title to said premises unto the said State of Texas against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand, this the 21 day of Oct. A. D. 1930.

R. Hollingsworth

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

Before me, a notary public in and for said county and State, on this day personally appeared R. Hollingsworth known to me to be

643/582

L02/67

Notary Public, Travis County,
Texas.

(Notary Seal)

Filed for record May 18, 1940 at 12^h Recorded on May 21, 1940 at 11 A. M.

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O-----O
THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS:

That I, E. E. Asbury, of Gregg County, Texas, for and in consideration of the sum of Ten Dollars Cash and other valuable consideration to me in hand paid by the Grantee, hereinafter named, the receipt of which is hereby acknowledged, and for the payment of which no lien, expressed or implied, is retained, have remised, released and quitclaimed and by these presents do remise, release and quitclaim unto Viola Snelling Asbury, of Travis County, Texas, my former wife, but who is now a feme sole by virtue of divorce proceedings in Cause No. 2791, in the District Court of Macogdoches County, Texas, all of my right, title, interest, claim and demand in and to all those certain lots, tract, or parcels of land situated in the county of Travis, State of Texas, known and described as follows, to wit:

The North $\frac{1}{2}$ of Lot No. Eight (8) and the South $\frac{1}{2}$ of Lot No. Nine (9) in Block No. Thirty-four (34) in Travis Heights Addition, in the City of Austin, Travis County, Texas, according to the map or plat of said addition of record in Book 3, Page 15, of the Travis County Plat Records, and also the property located at 4009 and 4011 Avenue "D", Austin, Texas, and legally described as Lots Nos. Five (5), Six (6), Seven (7), and Eight (8) in Block No. Thirty-three (33) of Hyde Park Addition, to the City of Austin, Travis County, Texas, according to the map or plat of said addition of record in Book 1, Page 67, of the Travis County Plat Records.

To have and to hold the said premises, together with all rights, hereditaments, and appurtenances thereto belonging unto the said Grantee, above named, her heirs and assigns forever, so that neither the undersigned, nor any person or persons claiming under the undersigned, shall at any time hereafter have or claim any right, title, or interest in or to said property or any part thereof.

Witness my hand this the 25 day of April A. D. 1940.

E. E. Asbury

THE STATE OF TEXAS :
COUNTY OF GREGG : Before me, the undersigned authority, on this day personally appeared E. E. Asbury, known to me to be the person whose name is 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 this the 25 day of April A. D. 1940.

L. V. Ellsworth

Notary Public in and for Gregg
County, Texas

(Notary Seal)

Filed for record May 18, 1940 at 8 A. M. Recorded on May 21, 1940 at 11:10 A. M.

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THE STATE OF TEXAS :
COUNTY OF TRAVIS : -

Whereas, on February 3, 1932, Westernfield Development Company executed and delivered to E. E. Asbury, as Trustee for the American National Bank of Austin, Texas, a certain deed

914/610

L02/68

Filed for Record Sept 30, 1948 at 10:40 A. M. ----- Recorded Oct 1, 1948 at 9:10 A. M.

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C

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

KNOW ALL MEN BY THESE PRESENTS:

That we, Viola Snelling, Individually and as Independent Executrix of the Estate of E. B. Snelling, deceased, of Cherokee County, Texas; Viola M. Acker, formerly known as Viola Asbury, joined herein pro forma by my husband, Trudy C. Acker, of Travis County, Texas, and Edward J. Snelling, also known as Edward Snelling, of Cherokee County, Texas, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to us cash in hand paid by Miller Newton and wife, Louise S. Newton, of Travis County, Texas, the receipt of all of which is hereby acknowledged and confessed, and for which no lien is retained, either express or implied; and the further consideration of the assumption and agreement to pay by the Grantees of the balance due on that one certain promissory note in the original principal sum of Two Thousand Thirty-seven and 19/100 (\$2,037.19) Dollars, dated April 1st, 1940, payable to the order of First Federal Savings and Loan Association of Austin, at Austin, Texas, said note bearing interest at the rate of seven (7) per cent per annum from date, and being secured by a deed of trust lien on the property hereinafter described, executed in favor of R. B. Cousins, Jr., Trustee, dated April 1st, 1940, and recorded in Vol. 646, Pages 87-89, of the Deed of Trust Records of Travis County, Texas, upon which there is a balance due as of September 30th, 1948, of \$1974.43.

Have Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said Miller Newton and wife, Louise S. Newton, of Travis County, Texas, the following described property and premises situated in Travis County, Texas, to-wit:

The North One-half (N. $\frac{1}{2}$) of Lot No. Eight (8), and the South One-half (S. $\frac{1}{2}$) of Lot No. Nine (9) in Block Thirty-four (34) of Travis Heights Addition to the City of Austin, Travis County, Texas, as shown by the map or plat of said Addition now of record in Plat Book 3, Page 15 of the Records in the office of the County Clerk of Travis County, Texas.

To have and to hold the above described property and premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Miller Newton and wife, Louise S. Newton, 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 property and premises unto the said Miller Newton and wife, Louise S. Newton, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly stipulated and agreed that a vendor's lien is retained against the above described property and premises until the above described note payable to First Federal Savings and Loan Association of Austin is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute; and it is understood that a release of the above described note executed by said Association or any other legal holder of said note, shall operate as a complete release of the lien herein retained.

It is understood and agreed that the property herein conveyed is conveyed subject to all legal restrictions, conditions and covenants existing against same that are shown of record in the office of the County Clerk of Travis County, Texas.

In testimony whereof, witness our hands on this, the 23 day of September, 1948.

Viola Shelling

Individually and as Independent Executrix of the

Estate of E. B. Snelling, deceased

Viola Ma Acker

Trudy C. Acker

Edward J. Snelling

THE STATE OF TEXAS #

COUNTY OF CHEROKEE #

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared Viola Snelling, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same individually and as Independent Executrix of the Estate of E. B. Snelling, deceased, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office on this, the 23 day of September, 1948.

(Notary Seal)

W. W. Finley

Notary Public, Cherokee County, Texas.

THE STATE OF TEXAS #

COUNTY OF CHEROKEE #

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared Trudy C. Archer, and wife, Viola M. Acker, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Viola M. Acker, wife of the said Trudy C. Acker, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Viola M. Acker, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, on this, the 23 day of September, 1948.

(Notary Seal)

W. W. Finley

Notary Public, Cherokee County, Texas.

THE STATE OF TEXAS #

COUNTY OF CHEROKEE #

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared Edward J. Snelling, known to me to be the person whose name is 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 23 day of September, 1948.

(Notary Seal)

W. W. Finley

Notary Public, Cherokee County, Texas.

Filed for record Sept 30, 1948 at 3:30 P. M. ----- Recorded Oct 1, 1948 at 10:45 A. M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS #

KNOW ALL MEN BY THESE PRESENTS:

That I, Angela Ziller, a feme sole, of Travis County, Texas, for a full valuable cash consideration to me in hand paid by Frances E. Green, affeme sole, of Travis County, Texas, the receipt whereof is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the property and premises hereby conveyed, have Granted, Sold, And Conveyed, and by these presents do Grant, Sell, and Convey, unto the said Frances E. Green, the following described real property in Travis County, Texas, to wit:

Lot No. 42, in Koenig Place, a subdivision out of the James P. Wallace League, in

L02/70

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

5.00

WARRANTY DEED
MAY 10 1984 1590 5.00

3-70-6031

THE STATE OF TEXAS
COUNTY OF TRAVIS

} KNOW ALL MEN BY THESE PRESENTS:

That LOUISE SNELLING NEWTON, Individually and as Independent Executrix of the Estate
of Miller R. Newton, Deceased,
of the County of Travis 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 for the payment of which no lien, either express or
implied, is herein retained,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

GERALD E. SMITH and wife, MARSHA C. SMITH,
of the County of Travis and State of Texas, all of
the following described real property in Travis County, Texas, to-wit:

The North One-Half (1/2) of Lot Eight (8) and the South One-Half (1/2)
of Lot Nine (9), Block Thirty-Four (34), TRAVIS HEIGHTS, a subdivision
in Travis County, Texas, according to the map or plat thereof of
record in Volume 3, Page 15, Plat Records of Travis County, Texas.

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 grantees, their heirs and assigns
forever; and she does hereby bind herself, her successors, heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to all restrictions, easements and
conditions of record in the Office of the County Clerk of Travis County, Texas.

EXECUTED this 9 day of May, A.D. 19 84.

DEED

Travis County, Texas

Louise Snelling Newton
LOUISE SNELLING NEWTON, Individually and as
Independent Executrix of the Estate of Miller
R. Newton, Deceased

8590 726