



DEED

2007013011

4 PGS

FHA Case # 495-364328

DEED WITHOUT WARRANTY

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

Date: 7 November, 2006

Grantor :

Secretary of Housing and Urban Development
Colorado State Office
1670 Broadway
Denver, Colorado 80202-3607

Grantee (including address):

L. Denise Hazelwood
7500 Turnersville Road
Buda, TX 78610

Consideration (including address):

Ten and No/100 Dollars and other good and valuable consideration.

Property (including any improvements):

**SEE EXHIBITS "A" & "B" ATTACHED HERETO AND MADE A PART
HEREOF FOR ALL PURPOSES.**

Property address: 7500 Turnersville Road, Buda, TX 78610

Reservations From and Exceptions to Conveyance:

None.

Grantor, for the consideration and subject to the reservations from conveyance and the exceptions to conveyance, 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, Grantee's heirs, successors or assigns forever, without express

or implied warranty. All warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BY: Nancy J. Sullivan
Nancy J. Sullivan, Director REO, Denver Homeownership Center

ACKNOWLEDGMENT

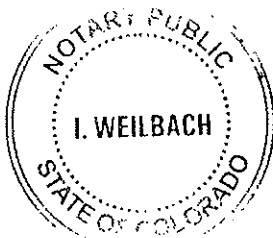
STATE OF COLORADO

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COUNTY OF DENVER

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This instrument was acknowledged before me on this the 7th day of November, 2006, by Secretary Housing and Urban Development.



I. Weilbach
NOTARY PUBLIC
IN AND FOR THE STATE OF COLORADO

My Commission Expires Sept. 16, 2009

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
TRACT 1
4.963 ACRES

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 4.963 ACRES OUT OF THE WILLIAM P. CORBIN SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 7 AND A PORTION OF LOT 8, TURNERSVILLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD IN PLAT BOOK 84, PAGES 123B-123C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED IN A DEED FROM LEONARD A. FOURNELL TO JAMES H. KING AND WIFE CLIFFORD B. KING, DATED OCTOBER 3, 1984, OF RECORD IN VOLUME 8838, PAGE 723 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION DEDICATED FOR ROADWAY PURPOSES BY SAID SUBDIVISION PLAT, SAID 4.963 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 / 2" pin found at the northeast corner of said Lot 7 for the northeast corner and POINT OF BEGINNING hereof

THENCE with the east line of said Lot 7 and a southerly projection thereof, S29 48'03"W, at a distance of 638.39, pass the northwest corner of a 24 foot strip of land described as Tract 2, in Exhibit "B" attached hereto, at a distance of 661.88 pass the southwest corner of said Tract 2, same being the northerly southeast corner of said Lot 7, and continuing on for a total distance of 995.99 feet to a 1 / 2" pin found in the south line of said Lot 8, for the southeast corner hereof

THENCE with the south line of said Lots 7 & 8, same being the new north R.O.W. line of Turnersville Road, N59 28 25"W for a distance of 217.79 feet to a 1 / 2" pin found at the common south corner of said Lot 7 and Lot 6 of said subdivision, for the southwest corner hereof

THENCE with the west line of said Lot 7 and east line of said Lot 6, N29 52'16"E for a distance of 994.89 feet to a 1 / 2" pin found at the common north corner of said Lots 7 & 6 for the northwest corner hereof

THENCE with the north line of said Lot 7 S59 45'40"E for a distance of 216.56 feet to the POINT OF BEGINNING hereof and containing 4.963 acres of land, more or less.

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION

TRACT 2

0.346 ACRE

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 0.346 ACRE OUT OF THE WILLIAM P. CORBIN SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING A 24 FOOT STRIP OF LAND OUT OF THAT CERTAIN TRACT DESCRIBED IN A QUITCLAIM DEED FROM EULA LEE SCHMIDT TO CHARLES LEWIS PALMER, DATED NOVEMBER 22, 1971, OF RECORD IN VOLUME 4223, PAGE 1300 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 / 2" pin found in the east line of Lot 7, Turnersville Estates, a subdivision in Travis County, Texas, of record in Plat Book 84, Pages 123b-123c, Plat Records of Travis County, Texas, for the northwest corner and POINT OF BEGINNING hereof and from which point the northeast corner of said Lot 7 bears N29 48'03"E at a distance of 638.39 feet, said point of beginning of the herein described tract being in the east line of a 4.963 acre tract composed of all of said Lot 7 and a portion of Lot 8 of said subdivision, further described in Exhibit "A" as Tract 1, attached hereto

THENCE S59 50'02"E for a distance of 633.06 feet to a 1 / 2" pin found in the west line of Palmer Road for the northeast corner hereof

THENCE with the east line of Palmer Road S29 33'39"W for a distance of 24.14 feet to a 1 / 2" pin found for the southeast corner hereof

THENCE with the north line of said Lot 8 and Lot 9 of said subdivision, and an easterly projection thereof, N59 46'29"W, at a distance of approximately 9 feet pass the northeast corner of said Lot 9, at a distance of 380.72 feet pass the common north corner of said Lots 8 & 9, and continuing on for a total distance of 633.16 feet to a 1 / 2" pin found at the northerly southeast corner of said Lot 7, for the southwest corner hereof

THENCE with the east line of said Lot 7 N29 48'03"E for a distance of 23.49 feet to the POINT OF BEGINNING hereof, and containing 0.346 acre of land, more or less.

Return:

L. Denise Hazelwood
P.O. Box 1112
Buda, TX 78610

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Jan 24 12:51 PM 2007013011

CORTEZY \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS