

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAMILTON §

That CREEKSIDE RANCH GROUP, LLC a Texas limited liability company, by and through its General Partner, Creekside Rural Investments, Inc., a Texas corporation, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned paid by the Grantees 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 EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, (\$82,500.00) payable to the order of CREEKSIDE RANCH GROUP, LLC 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 Robert Black, Trustee, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto KARL SENNERT and wife, JANA SENNERT, SUBJECT TO the matters herein referenced, all of the following described real property in Hamilton County, Texas, to-wit:

Tract N8, being 10.41 acres, more or less, Hamilton, County, Texas, being more fully described in field notes on the Exhibit "A" attached hereto.

Grantor reserves a forty foot (40') wide utility and drainage easement along any public road right-of-way and along the private Access Easement referenced by Declarant in that one certain Declaration of Access and Utility Easements-North Logan Branch, of record in the deed records of Hamilton County, Texas. This reservation shall include the right to clean and maintain said easements.

The property shall be conveyed subject to any outstanding restrictions, reservations, conditions, easements, exceptions, mineral conveyances and reservations, water severances, relating to the above described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the Records of Hamilton County, Texas, any conditions shown on a survey or title policy, any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property, any fence line encroachments, and any easements that are visible and apparent on the ground.

The condition of the property is being conveyed by Grantor and accepted by Grantee in "as is" condition in all respects without representation or warranty except for the special warranty of title under this special warranty deed.

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 grantees, their heirs and assigns forever; and does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, subject however as aforesaid, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

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.

This conveyance is made subject to, and Creekside Ranch Group, LLC retains full responsibility for payment of, that one certain promissory note with Creekside Ranch Group, LLC, as maker, and Crockett National Bank, as payee.