

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.

1669692

Date: August 28, 2006

Grantor: San Cristobal Partnership

Grantor's Mailing Address (including county):

5711 North 10th Street
McAllen, Texas 78504
Star County, Texas

Grantee: Maria A. Rodriguez

Grantee's Mailing Address (including county):

4004 Myra Drive
Mission, Texas 78574
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount Twenty Five Thousand and 00/100 Dollars (\$25,000.00) and is executed by Grantee, payable to the order of San Cristobal Partnership. The note is secured by a vendor's lien retained in favor of San Cristobal Partnership in this deed and by a deed of trust of even date from Grantee to William A. Schwarz, Trustee.

Property (including any improvements):

Lot(s) 162, San Cristobal Subdivision Phase Two, Hidalgo County, Texas as per the map or plat thereof on file and of record in Volume 49, Pages 103 through 107, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record as instrument number 1413640, Official Records, Hidalgo County, Texas.
4. Deed of Trust filed of record as instrument number 1541842, Official Records, Hidalgo County, Texas to secure McAllen National Bank in the payment of a Real Estate Lien Note in the principal amount of \$635,447.00 which, including any extensions thereof, Grantor

agrees to pay as and when same becomes due and payable. If Grantee should pay the Vendor's Lien Note described herein in full, Grantor shall procure a Partial Release of such lien.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's 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 warranty.

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

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

SAN CRISTOBAL PARTNERSHIP

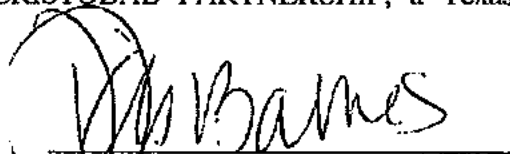
By: William A. Schwarz, General Partner

(Acknowledgment)

State of Texas §
 §
County of Hidalgo §

This instrument was acknowledged before me on the 28th day of August 2006, by WILLIAM A. SCHWARZ, General Partner, SAN CRISTOBAL PARTNERSHIP, a Texas partnership, on behalf of said partnership.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
San Cristobal Subdivision
5711 N. 10th Street
McAllen, Texas 78504