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N928931

SPECIAL WARRANTY DEED

10/28/92 00694250 N928931 \$ 7.00

92106 4/18 Original
112-53-3502
THIS SPECIAL WARRANTY DEED is made this 16th day of October, 1992, by Resolution Trust Corporation, as receiver for University Federal Savings Association, whose address is Attn: REO Department, 7700 Selipe, Houston, Texas, 77077, as GRANTOR, to Lamesa Properties Limited, a Texas limited partnership, whose address is 3701 Kirby Drive, Suite 1030, Houston, Texas 77098, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, sells, grants and conveys to Grantee all the real property (the "Property") located in Harris County, Texas, more particularly described as:

Lots Seventeen (17) and Eighteen (18), in Block Twenty-two (22) of WEST HOUSTON, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 60, Page 184 of the Deed Records of Harris County, Texas.

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together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record. GRANTOR MAKES NO OTHER COVENANTS OR WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED COVENANTS OR WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED BY THIS SPECIAL WARRANTY DEED.

To have and to hold, all and singular, the Property aforementioned unto said Grantee, its successors, and assigns, forever.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor, but not otherwise, subject, however, to the permitted encumbrances.

112-53-3503

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

RESOLUTION TRUST CORPORATION, AS
RECEIVER FOR UNIVERSITY FEDERAL
SAVINGS ASSOCIATION

By: Amy Hersh
Print Name: Amy Hersh
Title: Attorney-in-Fact

DISTRICT OF COLUMBIA) SS:

This instrument was acknowledged before me on this 16th day of October, 1992, by Amy Hersh, acting in his/her capacity as attorney-in-fact of, and on behalf of, Resolution Trust Corporation in its capacity as receiver for University Federal Savings Association.

Christine M. Buyarski

Notary Public
District of Columbia

My Commission expires: September 30, 1997

WHEN RECORDED RETURN TO:

Stewart Title Guaranty Company
National Marketing Division
2200 West Loop South
Houston, Texas 77027
Attn: Barbara Cullivan

FILED

92 OCT 28 PM 1:56

Opita Schlesselman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS OR LIMITS THE RIGHT OF ANY PERSON TO SUE OR BE SUED FOR REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY AND IS NOT ENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED in the Official Public Records of Real Property of
Harris County, Texas on

OCT 28 1992



Opita Schlesselman
COUNTY CLERK,
HARRIS COUNTY, TEXAS