

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: YOU SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 2, 2004

GRANTORS: TELESFORO LOPEZ RUIZ
MAILING ADDRESS: 6030 Fitzhugh, Houston, Texas 77028

GRANTEE: JUAN L. GAMEZ
GRANTEE'S MAILING ADDRESS: 9013 Highland, Houston, Texas 77078

CONSIDERATION: Thirteen thousand and No/100 (\$13,000.00) Dollars, payable as follows: One Thousand and No/100 (\$1,000.00) dollars down payment, the receipt of which is hereby acknowledged and the balance of \$12,000.00 evidenced by a real estate note not bearing interest, executed by Grantee payable to the order of Grantor herein in monthly instalments of not less than \$500.00 per month with the first instalments being due and payable on the 1st day of February 1, 2005, and a like payment being due and payable on the 1st day of each month thereafter until paid in full. Makers having the privilege of paying on the principal without incurring penalty. Said note is secured by a deed of trust of even date.

PROPERTY (including any improvements):

All that certain tract or parcel of land situated in Block 59 of the EAST HOUSTON, a subdivision out of the J.L. Stanley Survey, in Harris County, Texas, according to the Revised Plat thereof recorded in volume 3, Page 18, Deed Records of Harris County, Texas, described as follows: All that remaining portion of Lots 9 and 10 in Block 59 of EAST HOUSTON which lies immediately adjoining and Northwardly from the present right of way of the Southern Pacific Railroad and East of the New cut-off link of the East-Houston-Dyersdale County Road sometimes known and designated as Main Street.

RESERVATIONS AND EXCEPTIONS TO CONVEYANCE: Property is sold "AS IS" condition subject to any environmental conditions that might still exist on said property and any and all reservations and exceptions legally of record.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance warrants that there are no liens on said property and by these premises warrants, 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, his heirs, executors, administrators, successors, or assigns forever. Grantor binds himself, his heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee, his 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.

But it is expressly agreed the vendor's Lien, as well as superior title in to said property is retained against the above property and improvements thereon until the above note and all:

interest thereon are fully paid according to the face and tenor, when this deed shall become absolute.

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

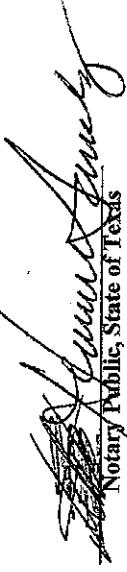
STATE OF TEXAS

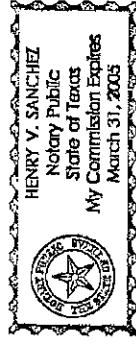
COUNTY OF HARRIS

This instrument was acknowledged before me by TELESFORO LOPEZ RUIZ, on this the 2nd day of December, 2004.

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TELESFORO LOPEZ RUIZ


Notary Public, State of Texas



After filing Return to:
JUAN L. GAMEZ
9013 RICHLAND
HOUSTON, TEXAS 77078

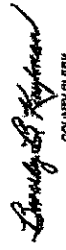
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COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PERSON WHOSE INSTRUMENTS ARE FILED HEREIN IN VIOLATION OF THE PROVISIONS OF THE
PROPERTY TAXES OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number sequence on the
date and in the time stamp herein by me, and was duly RECORDED in the
Official Public Records of Harris County, Texas on

DEC - 7 2004




COUNTY CLERK
HARRIS COUNTY TEXAS