

GENERAL WARRANTY DEED

EFFECTIVE DATE: 8/30/02  
GRANTOR: JEFFREY J. EPLING & SHELBY K SPAWN  
GRANTEE: GEORGE RODDY, JR & AMIN RAD  
GRANTEE'S ADDRESS: 3600 PRESTON RD #100  
PLANO, TX 75093

PROPERTY ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION LOT: BLOCK: , of

an addition to the City of

plat therefore recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_, of the Plat Records of COLLIN County, Texas; together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements.

PERMITTED EXCEPTIONS: Standby fees, ad valorem taxes and assessments for the year in which this Deed is executed and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership, payment of which are assumed by Grantee, and the liens securing same; valid and existing visible and apparent easements, rights of way and prescription rights, if any, that are not of record but are shown on a survey of the Property furnished to Grantee at or before execution and delivery of this Deed; and any and all restrictions, covenants, easements, right of way and other matters of record affecting the Property; provided the Permitted Exceptions do not include liens or conveyances affecting the Property, unless same are expressly identified in this Deed. Grantee is taking this property subject to the first lien loan from Chase Manhattan Mtg. Corp, 3415 Vision Dr - Columbus, OH 43219.

For TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee the Property, to have and to hold the Property unto Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, subject to the Permitted Exceptions. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend title to the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

Executed on the date of the acknowledgment below, but effective as of the Effective Date set forth above.

\_\_\_\_\_  
Signature

|  
\_\_\_\_\_  
Signature

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2002 by

\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary's Printed / Typed Name

AFTER RECORDING, RETURN TO: