





.VOL 166.516

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entitles to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed that the Grantor herein reserves and retains for himself, his heirs and assigns, a VENDOR'S LIEN as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 13TH day of APRIL, 19 93 .

Curtis E. Bennett  
CURTIS E. BENNETT

Kathy S. Bennett  
KATHY S. BENNETT

Grantee's Mailing Address:

111 APPLETREE

OAKHURST, TEXAS 77359

THE STATE OF TEXAS :  
COUNTY OF WALKER :

This instrument was acknowledged before me on the 20th day of APRIL 1993 by CURTIS E. BENNETT AND SPOUSE, KATHY S. BENNETT



Tracy Ramsey  
NOTARY PUBLIC

Notary's Name (printed)

THE STATE OF :  
COUNTY OF :

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_

on behalf of said \_\_\_\_\_

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

Notary's Name (printed)

RETURN ORIGINAL TO:  
LESLIE POOL, JR. AND SPOUSE, BARBARA POOL  
111 APPLETREE  
OAKHURST, TEXAS 77359

## EXHIBIT A

VOL. 166.331 517

BEING 6.625 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF SAN JACINTO, A PART OF THE W. J. CLARK SURVEY, A-333, AND THE ROBERT KILGORE SURVEY, A-193, AND BEING THE TOTAL COMBINED ACREAGE OF THE LAND TITLED TO CURTISE. BENNETT AND WIFE, KATHY S. BENNETT, BY DEEDS RECORDED IN VOLUME 136, PAGE 467 AND VOLUME 249, PAGE 832 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND THIS 6.625 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET MARKING THE MOST EASTERN CORNER OF THE CALLED 5.38 ACRE TRACT DESCRIBED IN VOLUME 249, PAGE 832 OF SAID DEED RECORDS, LOCATED ON THE COMMON SURVEY LINE BETWEEN SAID CLARK SURVEY AND THE Z. SEARS SURVEY, A-283;

THENCE SOUTH 30 DEG. 51 MIN. 00 SEC. WEST 444.50 FEET ALONG THE SOUTHEAST LINE OF SAID CALLED 5.38 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF THE RESIDUE OF A CALLED 22 ACRE TRACT NOW OR FORMERLY TITLED TO A. W. BOTARD, TO AN IRON ROD SET MARKING THEIR SOUTH COMMON CORNER LOCATED ON THE NORTH LINE OF CHAMPION INTERNATIONAL, INC. LANDS;

THENCE NORTH 59 DEG. 06 MIN. 55 SEC. WEST 924.49 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND SAID CHAMPION INTERNATIONAL, INC. LANDS, TO AN IRON ROD FOUND FOR CORNER;

THENCE SOUTH 27 DEG. 46 MIN. 01 SEC. WEST 160.40 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND SAID CHAMPION INTERNATIONAL, INC. LANDS, SAME BEING THE COMMON SURVEY LINE BETWEEN SAID CLARK AND KILGORE SURVEYS, TO A CONCRETE MONUMENT FOUND MARKING THE MOST SOUTHERN CORNER OF SAID KILGORE SURVEY;

THENCE NORTH 59 DEG. 09 MIN. 00 SEC. WEST 159.03 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND SAID CHAMPION INTERNATIONAL, INC. LANDS, SAME BEING THE COMMON SURVEY LINE BETWEEN SAID CLARK AND KILGORE SURVEYS, TO AN IRON ROD SET FOR THE SOUTH COMMON CORNER BETWEEN SAID CALLED 5.38 ACRE TRACT AND A CALLED 8.75 ACRE TRACT TITLED TO V. P. HAMMERLE, TRUSTEE;

THENCE NORTH 27 DEG. 46 MIN. 00 SEC. EAST 328.79 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND SAID CALLED 8.75 ACRE TRACT TO AN IRON ROD FOUND MARKING THE WEST COMMON CORNER BETWEEN SAID CALLED 5.38 ACRE TRACT AND A CALLED 0.294 ACRE TRACT TITLED TO ALBERT V. SCHIPSKE BY DEED RECORDED IN VOLUME 171, PAGE 458 OF SAID DEED RECORDS;

THENCE SOUTH 59 DEG. 03 MIN. 50 SEC. EAST 605.97 FEET ALONG THE NORTHEAST LINE OF SAID CALLED 5.38 ACRE TRACT, COMMON IN PART WITH THE LANDS TITLED TO ALBERT V. SCHIPSKE AND THE LANDS TITLED TO FRED BEENE, TO AN IRON ROD SET FOR CORNER;

THENCE NORTH 30 DEG. 51 MIN. 00 SEC. EAST 244.70 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND SAID BEENE LANDS TO AN IRON ROD SET FOR CORNER;

THENCE NORTH 06 DEG. 01 MIN. 00 SEC. WEST 40.00 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND SAID BEENE LANDS TO AN IRON ROD SET FOR THEIR NORTH COMMON CORNER LOCATED ON THE COMMON SURVEY LINE BETWEEN SAID CLARK AND SEARS SURVEYS;

THENCE SOUTH 59 DEG. 09 MIN. 00 SEC. EAST 59.00 FEET ALONG THE NORTH LINE OF SAID CALLED 5.38 ACRE TRACT, SAME BEING THE COMMON SURVEY, LINE BETWEEN SAID CLARK AND SEARS SURVEYS, TO AN IRON ROD SET FOR

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EXHIBIT A  
(cont'd)

THE NORTH COMMON CORNER BETWEEN SAID CALLED 5.38 ACRE TRACT AND A CALLED 1.25 ACRE TRACT NOW OR FORMERLY TITLED TO CHARLIE WAYNE BENNETT;

THENCE SOUTH 30 DEG. 50 MIN. 45 SEC. WEST 277.77 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND BENNETT LANDS TO AN IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED 6.625 ACRE TRACT AND THE MOST WESTERN CORNER OF SAID BENNETT LANDS;

THENCE SOUTH 59 DEG. 18 MIN. 25 SEC. EAST 196.08 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND BENNETT LANDS TO AN IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED 6.625 ACRE TRACT AND THE MOST EASTERN CORNER OF SAID BENNETT LANDS, SAID POINT BEING THE MOST WESTERN CORNER OF THE CALLED 1.25 ACRE TRACT DESCRIBED IN VOLUME 136, PAGE 467 OF SAID DEEDS RECORDS;

THENCE NORTH 30 DEG. 50 MI. 59 SEC. EAST 277.24 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 1.25 ACRE TRACT AND SAID BENNETT LANDS TO AN IRON ROD SET MARKING THEIR NORTH COMMON CORNER LOCATED ON THE COMMON SURVEY LINE BETWEEN SAID CLARK AND SEARS SURVEYS;

THENCE SOUTH 59 DEG. 09 MIN. 00 SEC. EAST 255.50 FEET ALONG THE NORTH LINES OF SAID CALLED 1.25 ACRE TRACT AND SAID CALLED 5.38 ACRE TRACT, SAME BEING THE COMMON SURVEY LINE BETWEEN SAID CLARK AND SEARS SURVEYS, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 6.625 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF SAN JACINTO  
I, Joyce Hogue, hereby certify that the instrument was FILED in file number 166-518 on the day and at the time stamped hereon by me and was duly RECORDED in the official public records of San Jacinto County, Texas as stamped hereon by me on

FILED FOR  
RECORD

93 APR 23 PM 12: 59

*Joyce Hogue*  
COUNTY CLERK  
SAN JACINTO COUNTY, TEXAS

APR 23 1993



JOYCE HOGUE  
COUNTY CLERK  
SAN JACINTO COUNTY, TEXAS

08 - 6687

26297

**COPY**

**RELEASE OF LIEN**

THE STATE OF TEXAS  
COUNTY OF SAN JACINTO

That in consideration of the payment in full according to the face and tenor thereof, of certain promissory note dated April 13, 1993, in the original principal sum of \$61,000.00, executed by LESLIE POOL, JR AND BARBARA POOL, payable to the order of AMERICAN FINANCIAL MORTGAGE CORPORATION

Described in a certain Deed of Trust executed by LESLIE POOL, JR AND BARBARA POOL to AMERICAN FINANCIAL MORTGAGE CORPORATION dated April 13, 1993 and recorded April 23, 1993, in Volume/Book 166 Page 519 Document 1888, Real Property Records of SAN JACINTO County, Texas.

CHASE HOME FINANCE LLC as assignee of the above described Deed of Trust is the current holder of said note, and does hereby release its Deed of Trust lien by said instrument to exist upon the following described property, to secure payment of said note, via:

See exhibit A attached

IN WITNESS WHEREOF, the said Corporation has caused these present to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation.

This 10/16/08

CHASE HOME FINANCE LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH CHASE MORTGAGE COMPANY F/K/A CHEMICAL MORTGAGE COMPANY

By:   
Ingrid Whitty  
Title: Vice President



Loan No.: 0008514602

TX10  
08/07/07

26

CORPORATE ACKNOWLEDGEMENT

State of Louisiana  
Parish/County of OUACHITA

This instrument was acknowledged before me on 10/16/08 by INGRID WHITTY, Vice President of CHASE HOME FINANCE LLC, on behalf of said corporation.



MICHELLE LYN RIVERS - 4642  
Notary Public  
LIFETIME

Prepared by/Record and Return to:

LANI FUENTES

MAIL: Chase Home Finance LLC

Reconveyance Services

780 Kansas Lane, Suite A

PO Box 4025

Monroe, LA 71203

Min:

Outbound Date: 10/15/08

Loan No.: 0008514602

County of: SAN JACINTO

Investor No.: 602

Investor Loan No.: 100215553

MERS Phone, if applicable: 1-888-679-6377

TX10  
08/07/07



26299

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EXHIBIT A

BEING 6.625 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF SAN JACINTO, A PART OF THE W. J. CLARK SURVEY, A-333, AND THE ROBERT KILGORE SURVEY, A-193, AND BEING THE TOTAL COMBINED ACREAGE OF THE LAND TITLED TO CURTIS E. BENNETT AND WIFE, KATHY S. BENNETT, BY DEEDS RECORDED IN VOLUME 136, PAGE 467 AND VOLUME 249, PAGE 832 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND THIS 6.625 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET MARKING THE MOST EASTERN CORNER OF THE CALLED 5.38 ACRE TRACT DESCRIBED IN VOLUME 249, PAGE 832 OF SAID DEED RECORDS, LOCATED ON THE COMMON SURVEY LINE BETWEEN SAID CLARK SURVEY AND THE Z. SEARS SURVEY, A-288;

THENCE SOUTH 30 DEG. 51 MIN. 00 SEC. WEST 444.50 FEET ALONG THE SOUTHEAST LINE OF SAID CALLED 5.38 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF THE RESIDUE OF A CALLED 22 ACRE TRACT NOW OR FORMERLY TITLED TO A. W. BOTARD, TO AN IRON ROD SET MARKING THEIR SOUTH COMMON CORNER LOCATED ON THE NORTH LINE OF CHAMPION INTERNATIONAL, INC. LANDS;

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26300

EXHIBIT A  
(cont'd)

THE NORTH COMMON CORNER BETWEEN SAID CALLED 5.38 ACRE TRACT AND A CALLED 1.25 ACRE TRACT NOW OR FORMERLY TITLED TO CHARLIE WAYNE BENNETT;

THENCE SOUTH 30 DEG. 50 MIN. 45 SEC. WEST 277.77 FEET ALONG THE COMMON LINE BETWEEN SAID CALLED 5.38 ACRE TRACT AND BENNETT LANDS TO AN IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED 6.625 ACRE TRACT AND THE MOST WESTERN CORNER OF SAID BENNETT LANDS;

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STATE OF TEXAS  
COUNTY OF SAN JACINTO  
I, Angelia Steele, hereby certify that this instrument was FILED in my office on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS on 10/29/2008 at 12:38 PM in San Jacinto County, Texas as stamped hereon by me on

OCT 29 2008



ANGELIA STEELE  
COUNTY CLERK  
SAN JACINTO COUNTY, TEXAS

FILED FOR  
RECORD

2008 OCT 29 PM 12:38

ANGELIA STEELE  
COUNTY CLERK  
SAN JACINTO COUNTY, TEXAS