

Date: May 23, 1995

Grantor: EAGLE TREE DEVELOPMENT CORPORATION, A TEXAS CORPORATION

Grantee: EAGLE TREE HOMEOWNER'S ASSOCIATION, INC., A TEXAS CORPORATION

Grantee's Mailing Address:

Cluster Box
Amarillo, Potter County, Texas 79124

Consideration: TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

Property (including any improvements):

COMMON AREA IN BLOCK 1, COMMON AREA IN BLOCK 6, AND COMMON AREA IN BLOCK 7, BOTH IN EAGLE TREE UNIT NO. 2, A SUBURBAN SUBDIVISION BEING A REPLAT OF EAGLE TREE NO. 1 AND OF AN UNPLATTED PORTION OF SECTION 92, BLOCK 9, B.S.&F. SURVEY, POTTER COUNTY, TEXAS;

AND

COMMON AREA, LOT 14, BLOCK 2, DRIPPIN' SPRINGS UNIT NO. 1, A SUBURBAN SUBDIVISION BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 2, EAGLE TREE UNIT NO. 2, AND OF AN UNPLATTED PORTION OF SECTION 92, BLOCK 9, B.S.&F. SURVEY, POTTER COUNTY, TEXAS.

Prior Liens:

NONE.

Reservations From and Exceptions To Conveyance and Warranty:

EASEMENTS, RIGHTS OF WAY, AND PRESCRIPTIVE RIGHTS OF RECORD; ALL PRESENTLY RECORDED RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, OIL AND GAS LEASES, MINERAL SEVERANCES, AND OTHER INSTRUMENTS, OTHER THAN LIENS AND CONVEYANCES, THAT AFFECT THE PROPERTY; RIGHTS OF ADJOINING OWNERS IN ANY WALLS AND FENCES SITUATED ON A COMMON BOUNDARY; ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES; AND ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS.

Grantor, for the consideration and subject to the prior liens and 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 to hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and the reservations from and exceptions to conveyance and warranty.

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

EAGLE TREE DEVELOPMENT CORPORATION

By: Jerry H. Hodge
Name: Jerry H. Hodge
Title: President

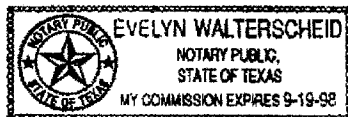
STATE OF TEXAS

COUNTY OF POTTER

This instrument was acknowledged before me on May 24, 1995, by Jerry H. Hodge, as President of EAGLE TREE DEVELOPMENT CORPORATION, a Texas corporation, on behalf of such entity.

Evelyn Walterscheid
NOTARY PUBLIC, STATE OF TEXAS

9500075



PREPARED BY:
WELCH & LITTLE, L.L.P.

WARRANTY DEED

FILED MAY 31 1995
POTTER COUNTY TEXAS

'95 MAY 31 P2:34

MRS. SUE DANIEL
COUNTY CLERK
BY *EA* DEPUTY

STATE OF TEXAS }
COUNTY OF POTTER }

I hereby certify that this instrument was FILED on this date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS, in the Volume and Page as shown.

MRS. SUE DANIEL
County Clerk,
Potter County, Texas



by *[Signature]*
DEPUTY

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

900 - 28168

Welch & Little
Attn: JAB
1800 S. Washington
Suite 200
Amarillo, TX 79102