

**WARRANTY DEED WITH VENDOR'S LIEN** TRV 2001117933  
4 pgs

4

Date July 16, 2001

Grantor SOUTHWESTERN TEXAS SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA,  
a Texas non-profit corporationGrantor's Mailing Address (including county) P. O. Box 171270, San Antonio (Bexar County)  
Texas 78217-8270Grantee Cornerstone Baptist Church, Thomas Mumphord and Lawrence Williams  
Co-TrusteesGrantee's Mailing Address (including county) P. O. Box 360, Pflugerville, Travis County,  
Texas 78691

Consideration Cash and a Note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$270,000.00. The Note is secured by a first and superior vendor's lien and superior title in this deed and by a first lien deed of trust of even date from Grantee to Bishop Phil Wahlberg (retired), Trustee.

Property (including any improvements)

6.9415 acres, more or less, out of the Memucan Hunt Survey No. 88 Abstract No. 397 in Travis County, Texas, being a portion of a 8.234 acre tract described in Volume 12304, Page 925 Real Property Records of Travis County, Texas, said tract more particularly described by metes and bounds in the attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty

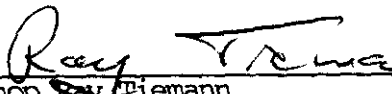
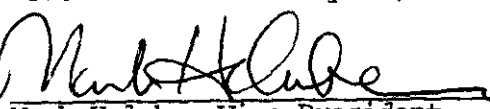
An ingress and egress easement conveyed this date to the Dessau Lutheran Cemetery Association, both to the 0.9334 acres conveyed this date and to the cemetery described in Volume 5867, Page 778 of the Deed Records of Travis County, Texas, of a size and location approved by the City of Austin, Texas A 50 foot wide work and repair easement along the east side of said cemetery; and An easement to use the existing fellowship facilities, or if replaced by a similar facility, for the cemetery Association annual meetings and/or called meetings (not to exceed three per year) at a cost not to exceed actual out-of-pocket costs for utilities and janitorial expenses, on the property herein being conveyed.

Other minerals reserved and easements of record in Travis County, Texas.

Grantor, for the consideration and subject to 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's 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

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute

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

  
Bishop Ray Tiemann  
Southwestern Texas Synod, ELCA  
  
Mark Helke, Vice-President  
Southwestern Texas Synod, ELCA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the  
by

day of

19

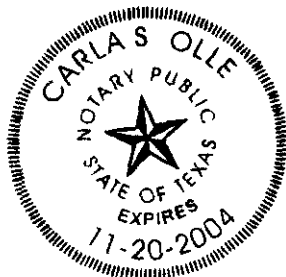
Notary Public, State of Texas  
Notary's name (printed)

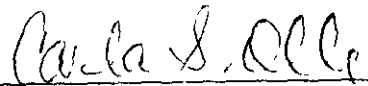
Notary's commission expires

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF BEXAR.

This instrument was acknowledged before me on the 11<sup>th</sup> day of July 2001  
by Bishop Ray Tiemann and Mark Helke, Bishop and Vice-President  
of SOUTHWESTERN TEXAS SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA  
a corporation, on behalf of said corporation



  
Notary Public, State of Texas  
Notary's name (printed) Carla S Ollie  
Notary's commission expires 11-20-04

AFTER RECORDING RETURN TO

PREPARED IN THE LAW OFFICE OF

Mr. Walter Wendlandt  
Box 160003  
Austin, Texas 78716

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
107 NORTH LAMPASAS  
ROUND ROCK, TEXAS 78664  
512-244-3395**

**FIELD NOTES**

**FIELD NOTES FOR A 6.9415 ACRE TRACT OUT OF THE MEMUCAN  
HUNT SURVEY NO. 88 ABSTRACT NO. 397 IN TRAVIS COUNTY,  
TEXAS. BEING A PORTION OF A 8.234 ACRE TRACT DESCRIBED IN  
VOLUME 12304 PAGE 925 REAL PROPERTY RECORDS OF TRAVIS  
COUNTY, TEXAS. SAID TRACT MORE PARTICULARLY DESCRIBED  
BY METES AND BOUNDS AS FOLLOWS.**

**BEGINNING** at an iron pin found on the New West R.O.W of Dessau Road, being on the South line of a 61 674 acre tract conveyed to Ridge Investors Limited in Vol 12038 Pg 1581 of the Travis County, Texas Official Records, said point being the Northwest corner of a Right Of Way tract conveyed in Vol 11035 Pg 2689 of the Travis County, Texas Official Records for the NorthEast corner of this tract and the POINT OF BEGINNING

**THENCE** S 29° 41' 12" W with the new West R.O.W of Dessau Road, 522 52 feet to a 1/2" iron pin set at the Southwest corner of said R.O W tract, also being on the North line of a 8 549 acre tract conveyed to Glen Schmidt in Vol. 3108 Pg. 961 of the Travis County, Texas Deed Records for the Southeast corner of this tract

**THENCE** N 60° 06' 25" W with the North line of said 8 549 acre tract, 253 41 feet to a 1/2" iron pin found at the Southeast corner of a tract conveyed to the Dessau Lutheran Cemetery in Vol. 5857 Pg 778 of the Travis County, Texas Deed Records

**THENCE** with the Cemetery Tract the following two (2) courses

- 1) N 13° 09' 34" E, 257.41 feet to a 1/2" iron pin found
- 2) N 68° 19' 35" W, 251.77 feet to a fence post found

**THENCE** N 80° 01' 57" W through the interior of said 8 234 acre tract, 206 32 feet to a 1/2" iron pin set on the West line of said 8 234 acre tract also being on the East line of said 61 674 acre tract for the Southwest corner of this tract

**THENCE** N 29° 30' 00" E with the common line of said 61 674 acre tract, 384 59 feet to a 1/2" iron pin found at an angle point of said 61 674 acre tract for the Northwest corner of said 8 234 acre tract for the Northwest corner of this tract

**THENCE** with the common line of this tract and said 61 674 acre tract the following three (3) courses

- 1) S 60° 10' 05" E, 149 74 feet to a 1/2" iron pin found
- 2) S 42° 35' 45" E, 14 53 feet to a 1/2" iron pin found
- 3) S 60° 17' 22" E, 608 23 feet to the POINT OF BEGINNING and containing 6 9415 acres more or less

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction because of illegibility carbon or photocopy, discolored paper etc All blockouts, additions and changes were present at the time the instrument was filed and recorded

*EXHIBIT "A"*

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

07-18-2001 02 15 PM 2001117933  
CORTEZR \$15 00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS