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Parties:

Direct- WINBURN REBECCA H
Indirect- ZAPATA MARIA LAURA

Receipt Number: 511960
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***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.



A handwritten signature in black ink, appearing to be "J. S. H.", located below the seal.

Rio Grande Valley Abstract Co., Inc.

GF # 0000000000

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WARRANTY DEED

Date: April 16, 2010
Grantor: Mavis M. Paxton acting by Rebecca Winburn, her attorney in fact
Grantor's Mailing Address: 11482 E. 4th Street, La Feria, Cameron Co., TX 78559
Grantee: Maria Laura Zapata
Grantee's Mailing Address: 1308 68 Ave. W. Bradenton, Manatee Co., FL 34207-6156
Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any Improvements): Lots Numbered Twenty-Eight (28), Twenty-Nine (29), and Thirty (30), Block Number Two (2), of the LA FERIA GARDENS SUBDIVISION, Cameron County, Texas, according to map recorded in Volume 24, Page 24, Map Records of Cameron County, Texas together with a 1990 Fleetwood Expression mobile home, Label No. RAD0532349, Serial No. MSFLL25A25610EX.

- Reservations from and Exceptions to Conveyance and Warranty:
1. Restrictions recorded in Volume 1256, Page 255, Deed Records of Cameron County, Texas.
2. Subject to any portion of the herein described property that may lie within the right of way of any irrigation district, water control district, or drainage district, or property that said entity may claim to own in fee all located within Cameron County, Texas.
3. Portion of the property within any roadway
4. All, leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
5. Rights, rules and regulations by law in favor of La Feria Irrigation District Number Three (3).
6. Any apparent roadway or easement over or across subject property the existence of which does not appear of record.
7. Reservation of all oil, gas and other minerals recorded in Volume 63, Page 123, Oil and Gas Records of Cameron County, Texas
8. Oil, Gas and Mineral Lease recorded in Volume 120, Page 757, Deed Records of Cameron County, Texas.
9. Oil, Gas, and Mineral Lease recorded in Volume 120, Page 892, Deed Records of Cameron County, Texas.
10. Minerals reservation recorded in Volume 1249, Page 252, Deed Records of Cameron County, Texas
11. Visible and apparent easements on or across the property herein described in which a survey and/or physical inspection would disclose.

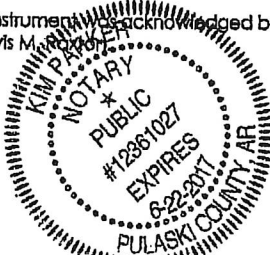
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Mavis M. Paxton
Mavis Paxton, by Rebecca M. Winburn, POA
Rebecca Winburn, attorney in fact for

STATE OF ARKANSAS
COUNTY OF PULASKI

This instrument was acknowledged before me on April 16th, 2010, by Rebecca Winburn as attorney in fact on behalf of Mavis M. Paxton.



Kim Parker
Notary Public, State of Arkansas
Notary's name printed: KIM PARKER
My commission expires: 8-22-11

AFTER RECORDING RETURN TO:
Ms. Maria Laura Zapata
1308 68 Ave. W.
Bradenton, FL 34207-6156

PREPARED IN THE LAW OFFICE OF:
BONNER & BONNER (10-02) r
POST OFFICE BOX 288
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