

LALT/GF # 12/8001131 /BRANCH SU
FFS 20. /CLOSER INITIALS MEG

NOTICE OF CONFIDENTIALITY RIGHTS: YOU MAY REMOVE OR STRIKE YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER BEFORE THIS INSTRUMENT IS FILED FOR RECORD.

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 31, 2006

Grantor: MARY A. GOMEZ



Grantor's Mailing Address:

Grantee: Mandoman Management, Inc., Trustee for the 254 St. Francis Land Trust

Grantee's Mailing Address: 239 Dalehurst
San Antonio, Tx. 78201



Consideration: Ten dollars (\$10.00) and other good and valuable consideration and a Note of even date that is in the principal amount of Fifty Two Thousand Five Hundred and No/100 Dollars (\$52,500.00) (a portion of which is for purchase money), and is executed by Grantee, payable to the order of VCH Funding Corp. This Note is secured by a vendor's lien (to the extent of purchase money) retained in this Deed in favor of VCH Funding Corp. and by a Deed of Trust of even date from Grantee to Stewart J. Alexander, Trustee.

Property (including any improvements):

Lot 29, Block NCB 6161, THELMA PLACE, City of San Antonio, BEXAR County, Texas, according to plat, recorded in Volume 368, Page 262, Deed and Plat Records, BEXAR County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded oil, gas, and other minerals, royalties, bonuses, rentals, and other rights in connection with same, maintenance charges, building setback lines, municipal zoning and other ordinances, restrictions, regulations, 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; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Public Utility District, including but not limited to County Water and Fire Districts; taxes for 2006 the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 to

hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby 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 warranty.

VCH Funding Corp., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien against and superior title to the property are retained for the benefit of VCH Funding Corp. until such 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.

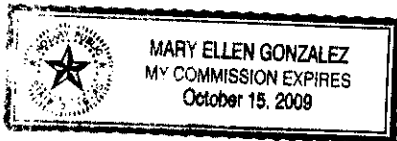
Mary A. Gomez

MARY A. GOMEZ

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 1 day of November, 2006, by MARY A. GOMEZ.



Mary Ellen Gonzalez

Notary Public in and for the State of Texas

After filing, return to:

Prepared in the Law Offices of:

Stewart J. Alexander
7718 Broadway
San Antonio, Texas 78209

Any provision herein which restricts the sale, or use of the described real property because of rate is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV - 7 2006

Doc# 20080270898 Fees: \$20.00
11/07/2006 12:43PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK



Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS