

WARRANTY DEED

Date: Aug 13, 2007

Grantor: FACEY ENTERPRISES, N.V., LTD.

Grantor=s Mailing Address: 1770 Homet
San Marino, Ca. 91108

Grantee: LA CONCHA ESTATES OWNERS' ASSOCIATION, INC.

Grantee=s Mailing Address: 14493 South Padre Island Drive
Box 327
Corpus Christi, Tx 78418

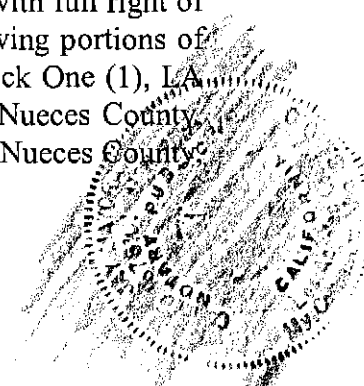
Consideration: Covenant by the Grantee to maintain the Property as Common Area for the benefit of the Owners of Lots within La Concha Estates I and La Concha Estates II.

Property (including any improvements): The following portion of Lot Eighty-eight (88), Block One (1), LA CONCHA ESTATES UNIT 2, a subdivision of the City of Corpus Christi, Nueces County, Texas, according to the plat recorded in Volume 64, Page 53, Map Records of Nueces County, Texas:

Tract I: That portion of said Lot Eighty-eight (88), Block One (1) LA CONCHA ESTATES UNIT 2, which is shown on the plat recorded in Volume 64, Page 53, Map Records of Nueces County, Texas, as:

- a. The 50' Wide Beach Access Easement extending from Lots Forty-nine (49) and Fifty (50), Block One (1.), LA CONCHA ESTATES UNIT 2, to the Eastern border of the said Lot Eighty-eight (88), Block One (1), LA CONCHA ESTATES UNIT 2, all according to the plat recorded in Volume 64, Page 53-54, Map Records of Nueces County, Texas.
- b. The 50' Wide Beach Access Easement extending from Lots Seventy-four (74) and Seventy-five (75), Block One (1), LA CONCHA ESTATES UNIT 2, to the Eastern border of the said Lot Eighty-eight (88), Block One (1), LA CONCHA ESTATES UNIT 2, all according to the plat recorded in Volume 64, Page 53-54, Map Records of Nueces County, Texas.

Tract II (Easement Tract): A non-exclusive easement and right-of-way, with full right of ingress and egress for each access and maintenance, on and across the following portions of lots Forty-nine (49), Fifty (50), Seventy-four (74), and Seventy-five (75), Block One (1), LA CONCHA ESTATES UNIT 2, a subdivision of the City of Corpus Christi, Nueces County, Texas, according to the plat recorded in Volume 64, Page 53, Map Records of Nueces County, Texas:



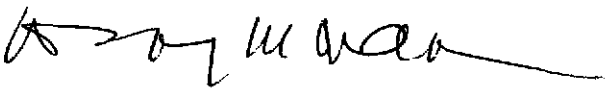
- a. The Ten foot (10') wide Private Access easement over and across the South five feet (5') of lot Forty-nine (49), Block One (1) and the North five feet (5') of lot Fifty (50), Block One (1), LA CONCHA ESTATES UNIT 2, according to the plat thereof recorded in Volume 64, Pages 53 & 54, Map Records of Nueces County, Texas; said ten foot (10') Private Access having been reserved unto Grantor as shown on the plat of LA CONCHA ESTATES UNIT 2.
- b. The Ten foot (10') wide Private Access easement over and across the South five feet (5') of lot Seventy-four (74), Block One (1), and the North five feet (5') of lot Seventy-five (75), Block One (1), LA CONCHA ESTATES UNIT 2, according to the plat thereof recorded in Volume 64, Pages 53 & 54, Map Records of Nueces County, Texas; said ten foot (10') Private Access having been reserved unto Grantor as shown on the plat of LA CONCHA ESTATES UNIT 2.

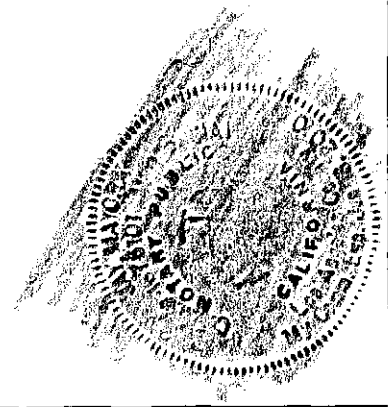
Exceptions To Conveyance And Warranty: Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral reservations, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Tract I Property together with a non-exclusive easement over and across the Tract II Easement Tract, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, and Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors and assigns 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.

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

**FACEY ENTERPRISES, N.V., LTD., a
Delaware Corporation**

By: 
Wellington Chan, Vice President



THE STATE OF CALIFORNIA §

COUNTY OF LOS ANGELES §

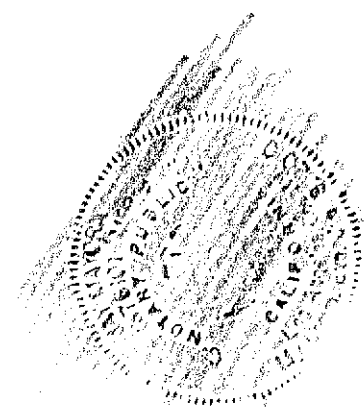
BEFORE ME, _____, on this day personally appeared **Wellington Chan**, Vice President of FACEY ENTERPRISES, N.V., LTD., a Delaware corporation, on behalf of said corporation, known to be [or proved to me on the oath of _____, or through _____ (description of entity card or other documentation)] to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2007.

SEE ATTACHEMENT
Notary Public

AFTER RECORDING RETURN TO:

Arthur W. Zeitler, P.C.
800 N Shoreline Blvd
Suite 1050, South Tower
Corpus Christi TX 78401-3706



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

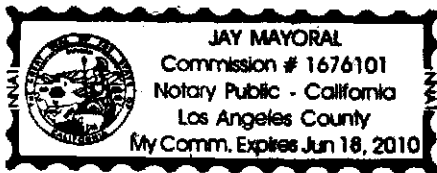
County of Los Angeles }

On Aug 13, 2007 before me, Jay Mayoral Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Wellington Kam Kong Chan only
Name(s) of Signer(s)

- personally known to me
- (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature Jay Mayoral
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

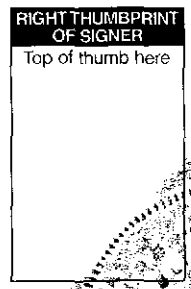
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



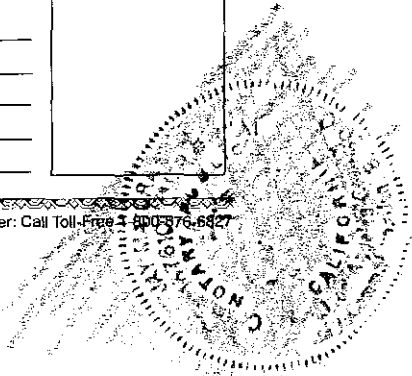
Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____




Signer Is Representing: _____



Doc# 2007042307
Pages 5
08/15/2007 16:37:06 PM
e-Filed & e-Recorded in the
Official Public Records of
NUECES COUNTY
DIANA T. BARRERA
COUNTY CLERK
Fees 27.00

Any provision herein which restricts the Sale, Rental or use
of the described REAL PROPERTY because of Race, Color,
Religion, Sex, Handicap, Familial Status, or National Origin
is invalid and unenforceable under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES
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
RECORDS OF NUECES COUNTY TEXAS

 *Diana T. Barrera*
COUNTY CLERK
NUECES COUNTY TEXAS