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Nicole Tanner - Hill County, TX County Clerk

TRUSTEE'S DEED

STATE OF TEXAS

,

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HILL

,

WHEREAS, the Real Property located in the White Bluff Subdivision of Hill County Texas, as more particularly described on Exhibit "A" attached hereto and made a part hereof, (the "Real Property"); is subject to the Amended Covenants and Restrictions On and For the White Bluff Subdivision, duly recorded in the Real Property Records of Hill County, Texas; and

WHEREAS, such Covenants and Restrictions provide for an assessment against the Real Property and a lien to secure the same; and

WHEREAS, the Owners of the Real Property, listed on Exhibit "A" are delinquent in payments of the assessments; and

WHEREAS, I, as Trustee, did on November 2, 2010, after having posted written notice of the time, place and terms of a public sale of the Real Property, which written notice was filed in the Official Public Records and posted at the courthouse door of Hill County, Texas, the county in which said Real Property is situated, for at least 21 days preceding the date of the sale, sell the Real Property at public venue, at the place designated in said notice in Hill County, between the hours of 10:00 a.m. and 4:00 p.m. to Double Diamond, Inc. (hereinafter, whether one or more, called "Grantee"), Grantee being the highest bidder, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, (the "Purchase Price"); and

WHEREAS, from the affidavit hereto attached as Exhibit "B" and made a part hereof, it appears, that, as required by law, notice of such Trustee's Sale was served by certified mail at least 21 days preceding the date of sale and gave any notice and opportunity to cure as may have been required by applicable law; and

WHEREAS, from the affidavit hereto attached as Exhibit "C" the owners of the Real Property did not redeem the said Real Property within 180 days as provided by law; and

WHEREAS, all prerequisites required by law have been duly satisfied by the Trustee:

Nov 2010 MFFC-CM

NOW, THEREFORE, in consideration of the premises and of the payment to me of the sum of the Purchase Price by the said Grantee, I, as Trustee, by virtue of the authority conferred upon me, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Grantee, its heirs, successors and assigns, the Real Property in Hill County, Texas, as more particularly described on Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the herein described premises and property, together with the rights, privileges and appurtenances thereto belonging, unto the said Grantee, its heirs, successors and assigns forever; and I, as said Trustee, do hereby bind the said Grantor, its heirs, successors and assigns to warrant and defend forever the said premises unto the Grantee, its heirs, successors and assigns forever against the claim or claims of all persons claiming or to claim the same or any part thereof.

EXECUTED this 6 day of June, 2011.

Ellen Peveto  
Ellen Peveto, Trustee

STATE OF TEXAS            '

COUNTY OF HILL           '

Before me, the undersigned authority, on this day personally appeared Ellen Peveto, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office on the 6 day of JUNE, 2011.

Michael Paul Winter  
Notary public in and for the state of Texas



EXHIBIT "A"

**WB** - White Bluff Subdivision, as described in the corrected plat thereof, recorded in Slide A-130 of the Plat Records of Hill County, Texas.  
**WB Two** - White Bluff Two Subdivision, as described in the plat thereof, recorded in Slide AB130 of the Plat Records of Hill County, Texas.  
**WB Four** - White Bluff Four Subdivision, as described in the plat thereof, recorded in Slide 131AB and 132 A of the Plat Records of Hill County, Texas.  
**WB Six** - White Bluff Six Subdivision, as described in the plat thereof, recorded in Slide 133A of the Plat Records of Hill County, Texas.  
**WB Twelve** - White Bluff Twelve Subdivision, as described in the corrected plat recorded in Slide 137AB of the Plat Records of Hill County, Texas.  
**WB Thirteen** - White Bluff Thirteen Subdivision, as described in the plat recorded in Slide 138A of the Plat Records of Hill County Texas.  
**WB Fourteen** - White Bluff Fourteen Subdivision, as described in the plat recorded in Slide 138AB of the Plat Records of Hill County, Texas.  
**WB Twenty-One** - White Bluff Twenty-One Subdivision, as described in the plat recorded in Slide AB-142 of the Plat Records of Hill County, Texas.  
**WB Twenty-Two** - White Bluff Twenty-Two Subdivision, as described in the plat recorded in Slide 143AB of the Plat Records of Hill County, Texas.  
**WB Twenty-Three** - White Bluff Twenty-Three Subdivision, as described in the plat recorded in Slide 144AB of the Plat Records of Hill County, Texas.  
**WB Twenty-Seven** - White Bluff Twenty-Seven Subdivision, as described in the plat recorded in Slide AB148 of the Plat Records of Hill County, Texas.  
**WB Thirty** - White Bluff Thirty Subdivision, as described in the plat recorded in Slide A-151 of the Plat Records of Hill County, Texas.  
**WB Thirty-Nine** - White Bluff Thirty-Nine Subdivision, as described in the plat recorded in Slide 161AB of the Plat Records of Hill County, Texas.  
**WB Forty-Two** - White Bluff Forty-Two Subdivision, as described in the plat recorded in Slide A163 of the Plat Records of Hill County, Texas.  
**WB Forty-Five** - White Bluff Forty-Five Subdivision, as described in the plat recorded in Slide 168AB of the Plat Records of Hill County, Texas.  
**WB Heartwood** - Heartwood Timeshare Regime more fully described in the Declaration establishing the Heartwood Timeshare Regime recorded in Volume 984, page 560 of the Deed of Records of Hill County, Texas.

<u>GRANTOR</u>	<u>LOT</u>	<u>SUBDIVISION</u>
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	205	ONE
KATHLEEN G. DARNELL	308	ONE
ROBERT F. HERSCHMANN, JR.	591	ONE
ROLAND L. ROSS & PATRICIA A. CALLAWAY	663	ONE
PARAMOUNT LAND HOLDINGS, LLC	729	ONE
ALEXANDER GRIFFIN PINEDA & ISABELL PINEDA	1	TWO
HEATHER D. COOK	14	TWO
ALEX R. EARL & SUSAN K. EARL	3	TWO
JEFFREY SHANE CHILDRESS & VICTORIA LYNN CHILDRESS	98	TWO
KENNETH M. ROWE, JR. & PAMELA J. ROWE	104	FOUR

NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	16	SIX
STEPHEN J. NEYWICK	54	THIRTEEN
DELTON LILLJEDAHL	49	FOURTEEN
SONDRA ZIEGLER	22	TWENTY-ONE
THOMAS J. LANE	217	TWENTY-TWO
EDWARD S. SCHNEIDER & ELIZABETH A. SCHNEIDER	245	TWENTY-TWO
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	106	TWENTY-THREE
ROBERT L. DOSS & STACEY L. DOSS	83	TWENTY-THREE
FUTURA ENERGY DEVELOPMENT INC.	85	TWENTY-THREE
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	14	TWENTY-SEVEN
KIP A. UNDERWOOD & KRISTI L. UNDERWOOD	218	TWENTY-SEVEN
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	62	TWENTY-SEVEN
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	28	THIRTY
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	156	THIRTY-NINE
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	85	THIRTY-NINE
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	86	THIRTY-NINE
NATIONAL RECREATIONAL PROPERTIES OF TEXAS, LLC	212	FORTY-TWO
DSP CONSULTING SERVICES, L.L.C.	76	FORTY-FIVE
RICHARD W. HANFORD, JR.	1C27	HEARTWOOD

**EXHIBIT "B"**

**MAILING AFFIDAVIT**

STATE OF TEXAS §  
  §  
COUNTY OF HILL §

BEFORE ME, the undersigned authority, on this day personally appeared Carol MacKenzie, who, after being by me duly sworn, upon oath stated:

"I, Carol MacKenzie, am a person over the age of eighteen (18) years, have never been convicted of a felony or crime of moral turpitude, and have personal knowledge of the facts set forth herein.

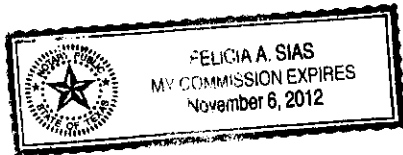
White Bluff Property Owners Association (WBPOA), did, at least 21 days preceding the date of the sale made by Ellen Peveto, Substitute Trustee, on the 2nd day of November, 2010, serve written notice of the proposed sale by the deposit of a copy of the notice of such Trustee's Sale, enclosed in a postpaid wrapper, properly addressed to each owner of the real property, at owner's most recent address as shown by the records of WBPOA, in a post office or official depository under the care and custody of the United State Postal Service.


EXECUTED on the 23<sup>rd</sup> day of May, 2011.

  
\_\_\_\_\_  
Carol MacKenzie

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument is acknowledged before me on the 23<sup>rd</sup> day of May, 2011 by Carol MacKenzie.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**EXHIBIT "C"**

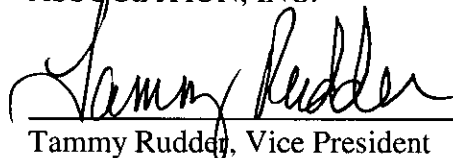
**AFFIDAVIT OF FORECLOSURE VERIFYING  
THAT OWNER DID NOT REDEEM PROPERTY**

**STATE OF TEXAS**       §  
                                  §  
**COUNTY OF HILL**       §

On Novmber 2, 2010, the properties described on Exhibit "A", attached hereto and made a part hereof were sold at foreclosure sale at the properly designated location as required by law. A notice of the foreclosure sale and the right to redeem the property within 180 days from the date of said notice of sale was sent to the record owners of the property, whose names are set forth on Exhibit "A", via regular mail and certified mail return receipt requested, on November 8, 2010. The record owners failed to redeem the property during the redemption period or any extended redemption periods.

The redemption period expired on May 1, 2011, unless extended in accordance with Section 209.011(m) of the Texas Property Code.

**WHITE BLUFF PROPERTY OWNERS  
ASSOCIATION, INC.**



Tammy Rudder, Vice President  
United Equitable Mortgage Corp., Agent for  
White Bluff Property Owners Association, Inc.

**STATE OF TEXAS**       §  
                                  §  
**COUNTY OF DALLAS**   §

This instrument was acknowledge and signed before me on the 23<sup>rd</sup> day of May, 2011 by Tammy Rudder, Vice President, United Equitable Mortgage Corp., Agent for White Bluff Property Owners Association, Inc.



Notary Public in and for the State of Texas

After Recording Return To:  
  
Double Diamond, Inc.  
10100 N. Central Expressway, Suite 600  
Dallas, TX 75231

