

124

150-WARRANTY DEED (With Vendor's Lien)

83444

Texas Standard Form

The State of Texas,  
County of EL PASO

Know All Men by These Presents:

That VICTORY BUILDING COMPANY, INC., a Texas corporation

of the County of \_\_\_\_\_ State of \_\_\_\_\_ for and in consideration  
of the sum of \_\_\_\_\_

FOUR THOUSAND NINE HUNDRED SIXTY AND NO/100 (\$4,960.00) DOLLARS  
and other good and valuable considerations  
to it paid, and secured to be paid, by

MANUEL PATINO, JR. and wife, LIBBY B. PATINO as follows:

The sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and  
valuable considerations in hand paid, the receipt of which is hereby  
acknowledged, and the further sum of FOUR THOUSAND NINE HUNDRED FIFTY  
AND NO/100 DOLLARS (\$4,950.00) evidenced by the execution and delivery of  
one (1) certain promissory note, of even date herewith, signed by  
MANUEL PATINO, JR. and wife, LIBBY B. PATINO, payable to the order of  
MORTGAGE INVESTMENT COMPANY OF EL PASO, TEXAS, who has advanced and  
paid over to Grantor. the sum of \$4,950.00 at the request of Grantees  
with the understanding that MORTGAGE INVESTMENT COMPANY OF EL PASO, TEXAS,  
will have a vendor's lien to secure the payment of said note, for the  
principal sum of FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS  
(\$4,950.00) due and payable in monthly installments of THIRTY AND NO/100  
DOLLARS (\$30.00) each, including interest, the first installment being  
due and payable February 1, 1947, and a like installment being due and  
payable on the first day of each and every month thereafter with all  
remaining balance then due to be payable on the first day of January,  
1967; said note containing the usual provisions for acceleration of  
maturity and ten percent. attorney's fee;

has  
have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

MANUEL PATINO, JR. and wife, LIBBY B. PATINO

of the County of El Paso State of Texas all that certain  
property described as follows:

Lot Five (5), Block One (1), RIO LINDA SUB-  
DIVISION to the City of El Paso, El Paso  
County, Texas, according to the map and  
plat of said addition on file in the office  
of the County Clerk of El Paso County, Texas;

125

The building on the premises hereby conveyed was built under priorities Regulation 33 (Builder's Serial No. 66-116-000793). Under that regulation a limit is placed on either the sales price or the rent for the premises or both and preferences are given to veterans of World War II or members of the Armed Forces in selling or renting. As long as that regulation remains in effect, any violation of these restrictions by the grantee or by any subsequent purchaser will subject him to the penalties provided by law. The above is inserted only to give notice of the provisions of Priorities Regulation 33 and neither the insertion of the above nor the regulation is intended to affect the validity of the interest hereby conveyed. The ceiling price of the property hereby conveyed is \$5,000.00.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

MANUEL PATINO, JR. and wife, LIBBY B. PATINO, their

heirs and assigns forever and it does hereby bind itself, its successors and assigns

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises

unto the said MANUEL PATINO, JR. and wife, LIBBY B. PATINO, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above in favor of MORTGAGE INVESTMENT COMPANY OF EL PASO, TEXAS, described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute. No lien, expressed or implied, is retained in favor of Grantor.

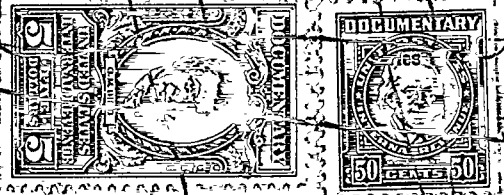
WHEREOF this instrument is executed IN WITNESS its hand at El Paso, Texas,

this 10th day of December 1946.

VICTORY BUILDING COMPANY, INC

By: *R. F. Miller* President

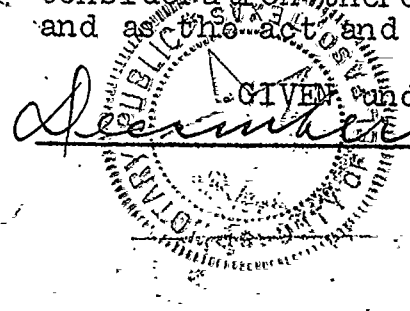
Witness at request of Grantor:  
ATTEST: *Calvin K. Kehling* Secretary



THE STATE OF TEXAS )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared R. F. MILLER, to me known to be the person whose name is subscribed to the foregoing instrument as President of VICTORY BUILDING COMPANY, INC., a corporation, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein designated and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this 13th day of December, A. D. 1946.



*N. A. Weems*  
Notary Public, in and for El Paso County, Texas

126

**Warranty Deed**  
(WITH VENDOR'S LIEN)

FROM  
VICTORY BUILDING COMPANY

A Texas corporation  
TO  
MANUEL PATINO, JR. and wife,

LIBBY B. PATINO  
FILED FOR RECORD

This day of \_\_\_\_\_, A. D. 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

County Clerk.  
Deputy.

**FILED FOR RECORD**  
IN EL PASO COUNTY, TEXAS, A. D. 19\_\_\_\_

In \_\_\_\_\_ County Records  
AT \_\_\_\_\_ O'CLOCK *ND*

In Book \_\_\_\_\_ AND RECORDED  
Dec 23, 1946  
County Clerk.

AT 9 01 A M.  
By P. D. POWRY, County Clerk Deputy.  
B. R. [Signature] Deputy

This instrument should be filed immediately with  
the County Clerk for Record.

Dec 10 1946  
The Odco Company, Publishers