

ORDER INFORMATION

Client:	Cagle Carpenter Hazlewood
Report Type:	Commercial Title
Searched Through:	7/31/2017
Purported Owner:	Lake Hills Community Association

PROPERTY INFORMATION

Tax Account No.	134410
County:	Travis
Address:	3106 Edgewater Drive Austin, Texas 78733

SEARCH RESULTS

Record Owner:	Lake Hills Community Association, Inc., a Texas non profit corporation
Legal Description:	LOT 4, CEBAR RANCH LAKEVIEW ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF RECORD IN VOLUME 5, PAGE 43, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
Title Issue:	Restatement of Easement and Access Rights And Removal of Cloud on Title filed 2/8/07 as Doc. 2007022789. References 1973 Appellate Decision rendered in Austin Lake Estates Recreation Club, Inc., et al v. Robert S. Gilliam, et al, 193 SW2nd 343. Some of the grantees (trustees) that came into existence under QCD filed 6/24/69 have died or their whereabouts are unknown.
Comments:	Easement filed 12/18/58 in Volume 1992, Page 49 Easement filed 5/12/59 in Volume 2015, Page 248 Easement filed 6/5/59 in Volume 2104, Page 305

Vesting Information

Instrument:	Deed without Warranty
Grantor(s):	Dennis R. Haire, Individually and as Trustee, R. Gordon Bond, Trustee, Timothy R. Nolan, Trustee (Lot 4 aka the westernmost 303 feet of Lot 4)
Grantee(s):	Lake Hills Community Association, Inc., a Texas non profit corporation
Document No.:	2007022788
Volume/Page:	n/a
Film Code No.:	n/a
Instrument Date:	2/3/2007
Recording Date:	2/8/2007
Notes:	None.



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Instrument:	Deed without Warranty
Grantor(s):	Dennis R. Haire (the westernmost 303 feet of Lot 4)
Grantee(s):	Dennis R. Haire, and R. Gordon Bond, Trustee and Timothy R. Nolan, Trustee
Document No.:	2006047304
Volume/Page:	n/a
Film Code No.:	n/a
Instrument Date:	3/13/2006
Recording Date:	3/16/2006
Notes:	None.
Instrument:	Deed without Warranty
Grantor(s):	Charles C. Petterson (the westernmost 303 feet of Lot 4)
Grantee(s):	Dennis R. Haire
Document No.:	2003266964
Volume/Page:	n/a
Film Code No.:	n/a
Instrument Date:	9/17/2003
Recording Date:	11/13/2003
Notes:	None.
Instrument:	Warranty Deed
Grantor(s):	Austin Lake Estates Recreation Club, Inc., a Texas corporation (Lot 4)
Grantee(s):	Lake Hills Community Association, Inc., a Texas non profit corporation
Document No.:	03-94-1369
Volume/Page:	09258/0788
Film Code No.:	n/a
Instrument Date:	6/26/1985
Recording Date:	7/16/1985
Notes:	None.
Instrument:	Quitclaim Deed
Grantor(s):	Vivian Worden, a member of the Board of Directors of Austin Lakes Estates Recreation Club, Inc. (the westernmost 303 feet of Lot 4)
Grantee(s):	Emmett R. Fry, Charles C. Petterson, Dillard L. Vickers, and I. K. Farley as Trustees for all lot owners of lots in Austin Lake Estates
Document No.:	18-1289
Volume/Page:	3700/1544
Film Code No.:	n/a
Instrument Date:	6/23/1969
Recording Date:	6/24/1969
Notes:	None.

Lien Information

Instrument:	Deed of Trust
Borrower:	Lake Hills Community Association, Inc. (Lot 4)
Lienholder:	Team Bank
Lienholder Address:	P.O. Box 99007 Bedford, TX 76095
Lien Amount:	\$178,379.00
Document No:	92056502
Volume/Page:	11708/1726
Film Code No:	n/a
Instrument Date:	6/12/1992
Recording Date:	6/16/1992
Notes:	None.

Instrument:	Assignment/Transfer
Borrower:	Team Bank
Lienholder:	The Frost National Bank
Lienholder Address:	Not Listed
Lien Amount:	\$178,379.00
Document No:	n/a
Volume/Page:	12820/1113
Film Code No:	5514187
Instrument Date:	10/28/1996
Recording Date:	11/22/1996
Notes:	None.

* This report is limited to the information appearing of record in the public records of the subject county as of the effective date of the report. This report summarizes any recordings and is not to be construed as an opinion of title, title policy or title guarantee. It does not guarantee these transactions were in compliance with RESPA, Regulation X, Regulation Z, or TILA. As Full Skope LLC is not the primary provider of such recorded information, it cannot be an insurer or guarantor of the accuracy, reliability, or merchantability or fitness for a particular purpose, of said recordings as filed and is subject to any delay in indexing by such primary provider. Said delay may be up to one month in certain counties. Liability for errors and omissions is limited to the cost of this report, and inures to the benefit of, the client ordering this report only and will terminate upon the sale, renewal, transfer or assignment of the loan or transaction for which this report is used. Further, Full Skope LLC's liability is limited to its own negligence in the production of this report.