

PHH Mortgage

PHH

2001 Bishops Gate Boulevard
Mt. Laurel NJ 08054

Tel 1-800-449-8722
Fax 1-856-917-8300

April 03, 2014

David A McCrae
Barbara A McCrae
350 Cee Run
Bertram TX 78605

Loan Number: 0016371056
Property Address:
350 Cee Run
Bertram TX 78605

Dear Customer(s):

Enclosed please find your recorded Release of Lien documentation.

Please retain this original document for your records.

If you have any questions, please contact the Reconveyance Department at the phone number referenced above, extension 16525.

Thank you for choosing us to service your loan.

Sincerely,

Reconveyance Department
Mortgage Service Center

PF104 / 107

Log in to www.mortgagequestions.com --- your servicing website connection.



Release of Lien

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Recording Prepared By: Satheeshkannan Kuppuswamy
Mortgage Service Center
1 Mortgage Way, MS SV03
Mt. Laurel, New Jersey USA 08054-5452

Date: **March 6, 2014**

Loan#: **0016371056**
Invoice#: **E2497847**
Package#: **79286482**
Document#: **4600097**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment in full according to the face and tenor thereof, of certain promissory note, dated **October 29, 2001** in the original principal sum of **72500.00** executed by **DAVID A MCCRAE and BARBARA A MCCRAE** , payable to the order of **PHH MORTGAGE SERVICES** , as therein provided.

Described in a certain DEED OF TRUST executed by **DAVID A MCCRAE and BARBARA A MCCRAE** , to **PHH MORTGAGE SERVICES** dated **October 29, 2001** and filed for record **November 16, 2001** as Document Number **012722** in Book **1024** Page **0711** in the original principal sum of **72500.00** of the records of Real Property **Burnet County, Texas**,

The owner and holder of said note do hereby release the REAL PROPERTY lien shown by said instrument to exit upon the following described property, to secure payment of said note, viz.

Description:

****See Attached Exhibit A for Legal Description**

IN WITNESS WHEREOF, the undersigned has executed this instrument, this **6th** day of **March, 2014**

PHH MORTGAGE CORPORATION f.k.a. PHH MORTGAGE SERVICES

By

Lisa Spurbeck, Assistant Vice President

STATE OF **Minnesota**)
COUNTY **Ramsey**) SS

This instrument was acknowledged before me on the **6th** day of **March, 2014** by **Lisa Spurbeck** , **Assistant Vice President** of **PHH MORTGAGE CORPORATION f.k.a. PHH MORTGAGE SERVICES** a corporation under the laws of **New Jersey** on behalf of said corporation .

Shoua Lee, Notary Public
My Commission Expires: **January 31, 2017**

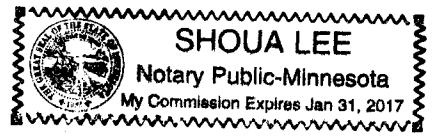


EXHIBIT "A"

July 18, 2001

Page 1

STATE OF TEXAS:
COUNTY OF BURNET:

Field notes to accompany a Survey Plat of a 5.000 acre tract of land out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas:
Prepared for: Clyde A. Lyda, et ux.

Being a 5.000 acre tract of land out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas, and being out of and a part of that certain tract conveyed in a Deed from Alden Smith to Clyde A. Lyda, et ux, hereafter called "Parent Tract", of record in Volume 245, Page 545, Deed Records of Burnet County, Texas, dated November 4, 1977, and being more particularly described, by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Southwest corner of a tract of land conveyed by Robert L. and Betty L. Edwards Living Trust to Nancy A. Fegan, et al, of record in Volume 783, Page 269, Official Public Records of Burnet County, Texas, dated February 26, 1998, at the Northwest corner of a tract of land conveyed by Sean Devaney, et ux, to Melinda Stockwell, of record in Volume 781, Page 27, Official Public Records of Burnet County, Texas, dated February 10, 1998, at the Northeast corner of a tract of land conveyed by Silas S. Griggs to Chris S. Scott, et ux, of record in Volume 911, Page 780, Official Public Records of Burnet County, Texas, dated April 20, 2000, a corner of the Parent Tract, and the Southeast corner hereof;

THENCE S71°07'15"W, the basis of bearing for this survey, with the Northern boundary line of said Scott tract, a ½" iron rod found at the Southeast corner of a 5.97 acre tract out of the Parent Tract, the Northernmost Southeast corner of a 50 foot wide easement for ingress and egress described herein, and the Southwest corner hereof;

THENCE N2°13'08"W, with the Eastern boundary line of said 5.97 acre tract, at 52.19 feet, a ½" iron rod found, at the Northeast corner of said 50 foot wide easement described herein, in all a distance of 249.88 feet to a ½" iron rod set at the Northwest corner hereof;

THENCE N66°12'34"E, a distance of 354.88 feet to a ½" iron rod set, for an interior ell corner hereof;

THENCE N34°22'08"E, a distance of 394.57 feet to a ½" iron rod set, for the Northernmost corner hereof;

THENCE S55°37'52"E, a distance of 144.91 feet to a ½" iron rod set, Northwestern boundary line of the aforesaid Fegan tract, in the Eastern boundary line of the Parent Tract, and the Northeast corner hereof;

THENCE S34°22'08"W, with the Northwestern boundary line of said Fegan tract, a distance of 152.25 feet to a fence corner post at the Westernmost corner of said Fegan tract, and an interior ell corner hereof;

THENCE S18°34'48"E, with the Western boundary line of said Fegan tract, a distance of 298.66 feet to the POINT OF BEGINNING, and calculated to contain 5.000 acres.

TOGETHER WITH an interest in a 50 foot wide easement for ingress and egress, described herein.


Field notes to accompany a 50 foot wide easement for ingress and egress, out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas:

Being a 50 foot wide easement for ingress and egress, out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas, and being out of and a part of that certain tract conveyed in a Deed from Alden Smith to Clyde A. Lyda, et ux, hereafter called "Parent Tract", of record in Volume 245, Page 545, Deed Records of Burnet County, Texas, dated November 4, 1977, TOGETHER WITH a 50 foot wide easement for ingress and egress, to County Road 332, out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas, of record in Volume 312, Page 752, Deed Records of Burnet County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the South corner post of a gate at the Southwest corner of a 50 foot wide easement for ingress and egress, to County Road 332, out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas, of record in Volume 312, Page 752, Deed Records of Burnet County, Texas;

THENCE S71°21'45"W, a distance of 50.00 feet to a ½" iron rod found at the Southwest corner hereof;

THENCE N18°38'18"W, a distance of 448.35 feet to a ½" iron rod found at an interior ell corner in the South line of an existing caliche road;

THENCE N18°38'18"W, crossing said caliche road, a distance of 50.00 feet to a ½" iron rod found at an interior ell corner in the North line of said Caliche Road; 

OFFICIAL PUBLIC RECORD
BURNET COUNTY TEXAS



Page 2 of 3

Field notes to accompany a Survey Plat of a 5.000 acre tract of land out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas:

Prepared for: Clyde A. Lyda, et ux, (Continued).

THENCE N18°37'13"W, a distance of 44.44 feet to a ½" iron rod found;

THENCE N18°37'50"W, a distance of 50.00 feet to a ½" iron rod found at the Northwest corner hereof;

THENCE N71°07'15"E, a distance of 238.44 feet to a ½" iron rod found in the Western boundary line of a 5.000 acre tract described herewith, for the Northeast corner hereof;

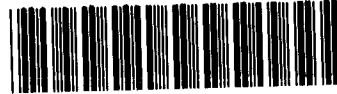
THENCE S2°13'08"E, a distance of 52.19 feet to a ½" iron rod found at the Southwest corner of a 5.000 acre tract described herewith, in the Northern boundary line of a tract of land conveyed by Silas S. Griggs to Chris S. Scott, et ux, of record in Volume 911, Page 780, Official Public Records of Burnet County, Texas, dated April 20, 2000, and the Northernmost Southeast corner hereof;

THENCE S71°07'15"W, with the Northern boundary line of said Scott tract, a distance of 173.70 feet to a fence corner post at an interior ell corner of the Parent Tract, at the Northwest corner of said Scott tract, for an interior ell corner hereof;

THENCE S18°38'15"E, with the Western boundary line of said Scott tract, a distance of 493.45 feet to a 60d nail found in a fence corner post at the North end of a gate, at the Southwest corner of said Scott tract, the Northwest corner of the aforesaid 50 foot wide easement for ingress and egress, to County Road 332, out of the Samuel Mcfarland Survey, Abstract 593, in Burnet County, Texas, of record in Volume 312, Page 752, Deed Records of Burnet County, Texas

THENCE S18°38'15"E, with the gate, a distance of 49.55 feet the POINT OF BEGINNING.

TOGETHER WITH an interest in a 50 foot wide easement for ingress and egress, of record in Volume 312, Page 752, Deed Records of Burnet County, Texas.



U04600097

1427 3/5/2014 79286482/1

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Janet Parker

201401813

March 10, 2014 02:35:39 PM

FEE: \$24.00

Janet Parker, County Clerk
Burnet County, Texas