

This contract, and the terms therein, shall be binding between the following parties:

SELLERS

[REDACTED] and [REDACTED]
[REDACTED]
Rio Grande City, Texas 78528

BUYERS

[REDACTED] and [REDACTED]
[REDACTED]
Rio Grande City, Texas 78582

SALE OF HOUSE AND TRACT OF PROPERTY

[REDACTED] AND [REDACTED], herein after referred to as "Sellers",
agree to sell the following house and tract of property to [REDACTED] and
[REDACTED], herein after referred to as "Buyers":

Surface of [REDACTED]
[REDACTED], Starr County, Texas, according to a
map or plat thereof recorded in [REDACTED] Deed
and Plat Records, subject to all easements and mineral
reservations, if any, as reflected by the applicable Deed
Records of Starr County, Texas, and aforesaid map and plat
recorded in [REDACTED] Plat Records, Starr County,
Texas.

As consideration for the aforementioned property, Sellers and Buyers agree to the
following terms and conditions:

- (A) Purchase Price — the purchase price of the property shall be as follows:
- (i) Lien/Mortgage Note: Buyers shall assume the full balance remaining
as of the date of the signing of this contract on the mortgage under
Sellers name for this property owed to State Farm Bank under
Account Number [REDACTED]. Sellers agree to maintain the
mortgage under their name until it is paid off in full by Buyers, at
which time Sellers agree to execute a Warranty Deed to Buyers;

(ii) **Cash Out to Sellers:** In addition to (A)(i) above, Buyers agree to pay an additional \$20,000.00 (Twenty-Thousand Dollars) directly to Sellers. This sum shall be paid in installments in the following manner:

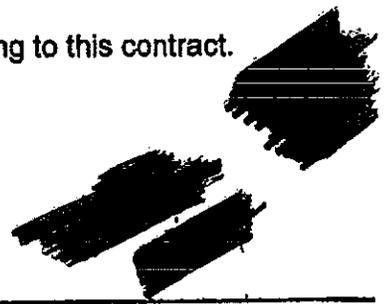
- (a) \$5,000.00 (Five-Thousand Dollars) due September 1, 2007;
- (b) \$3,500.00 (Three-Thousand Five-Hundred Dollars) due February 1, 2008;
- (c) Eight (8) monthly installments of \$400.00 (Four-Hundred Dollars) beginning on March 1, 2008;
- (d) Sixteen (16) monthly installments of \$500.00 (Five-Hundred Dollars) beginning November 1, 2008; and
- (e) One (1) payment of \$300.00 (Three-Hundred Dollars) due on March 1, 2010.

**** A schedule of these payments is attached herein as Exhibit A****

(B) **Property Taxes** — Sellers and Buyers agree to pay property taxes for the property as follows:

- (i) Taxes for the year 2007 shall be paid 50% Sellers and 50% Buyers; and
- (ii) Buyers shall be responsible for 100% of all property taxes for each year thereafter.

(C) **Property Insurance** — Buyers shall be responsible for payment of all property insurance as premiums of the date of the signing to this contract.



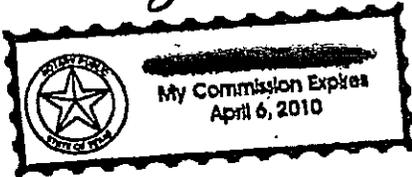
(D) Execution of Warranty Deed — Upon the satisfaction of (A) and (B) above, Sellers shall execute a Warranty Deed to Buyers for the property described herein.

This contract embodies the full agreement between the parties and any verbal discussions or agreements not contained in this contract are hereby void and dissolved.

Sellers:

[Redacted] 7/18/07
DATE
[Redacted] 7/18/07
DATE

SWORN TO, SUBSCRIBED, AND TRANSLATED TO THE AFFIANTS IN SPANISH by and before me on this the 18th day of July, 2007.

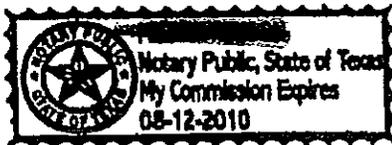


[Redacted]
Notary Public, State of Texas
My Commission Expires: 4-06-10

Buyers:

[Redacted] 7/19/07
DATE
[Redacted] 7/19/07
DATE

SWORN TO AND SUBSCRIBED before me on this the 17th day of July, 2007.



[Redacted]
Notary Public, State of Texas
My Commission Expires: 8-12-10