

real estate reports



Subject Property

4301 Jennings Ct
Plano
TX 75093
APN: R-1373-001-0100-1

Prepared For: Monica
Ramirez

Data Provided By: Rolando Lopez

Monica Ramirez

Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



Property Detail

Subject Property : **4301 Jennings Ct Plano TX 75093**

Owner Information

Owner Name : **Krenik Jami**
Mailing Address : **1712 Lake Side Ln, Plano TX 75023-7421 C030**
Vesting Codes : **Single / /**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Preston Square (cpl), Blk A, Lot 10**
County : **Collin, Tx** Alternate APN : **1580658**
Census Tract / Block : **316.21 / 2** Subdivision : **Preston Square**
Legal Lot : **10** Map Reference : **635-S / 1373S-000**
Legal Block : **A** School District : **Plano Isd**
Market Area : **20** Munic/Township : **Plano**
APN : **R-1373-001-0100-1** Neighbor Code : **S1373**

Last Market Sale Information

Recording/Sale Date : **05/10/2010 / 05/03/2010** 1st Mtg Amount/Type : **\$146,300 / Cnv**
Sale Price : **\$182,875** 1st Mtg Document # : **461810**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **461800** Price Per SqFt : **\$124.24**
Deed Type : **Warranty Deed**
Title Company : **Commerce Title Co.**
Lender : **Usaa Fsb**
Seller Name : **Pellegrini Ashley**

Prior Sale Information

Prior Rec/Sale Date : **09/07/2006 / 08/21/2006** Prior Deed Type : **Warranty Deed**
Prior Sale Price : **\$133,598.50** Prior Lender : **Benchmark Bk**
Prior Doc Number : **1290060** Prior 1st Mtg Amt/Type : **\$100,450 / Conv**



Property Detail

Property Characteristics

Gross Area : 1,908	Parking Type : Attached Garage	Cooling Type : Central
Living Area : 1,472	Garage Area : 436	Exterior wall : Brick
Bedrooms : 3	Roof Type : Hip	Interior Wall : Drywall
Bath(F/H) : 2	Foundation : Slab	Porch Type : Covered Porch
Fireplace : Y / 1	Roof Material : Other	Air Cond : Central
Year Built / Eff : 1985 / 2000	Construction : Wood	Floor Cover : Carpet
# of Stories : 1	Heat Type : Central	

Property Information

Land Use : Sfr	Lot Acres : 0.14	State Use : Residential Single Family
County Use : Sgl-fam-res-home	Lot Size : 5,980	

Tax Information

Total Value : \$358,230	Tax Rate Area : GCN	COLLIN COUNTY Tax / Rate : \$534.99/.14934
Assessed Year : 2024	Homeowner Exemption : Homestead	COLLIN CO COMMUNITY COLLEGE Tax / Rate : \$290.95/.08122
Tax Year : 2024	Market Value : \$378,388	PLANO ISD Tax / Rate : \$3,734.37/1.04245
Property Tax : \$6,056.28	PLANO CITY Tax / Rate : \$1,495.97/.4176	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$182,875	\$299,206	\$521,375	\$418,581
Bldg/Living Area	1472	1472	1687	1580
Price Per Square Foot	\$124.24	\$184	\$317	\$266.03
Year Built	1985	1973	1992	1984
Lot Size	5,980	4,501	13,949	6,857
Bedrooms	3	2	3	3
Bathrooms	2	2	3	2
Stories	1	1	2	1
Total Assessed Value	\$358,230	\$323,584	\$420,836	\$365,667
Distance From Subject	0	0.02	0.96	0.39

Summary of Comparables

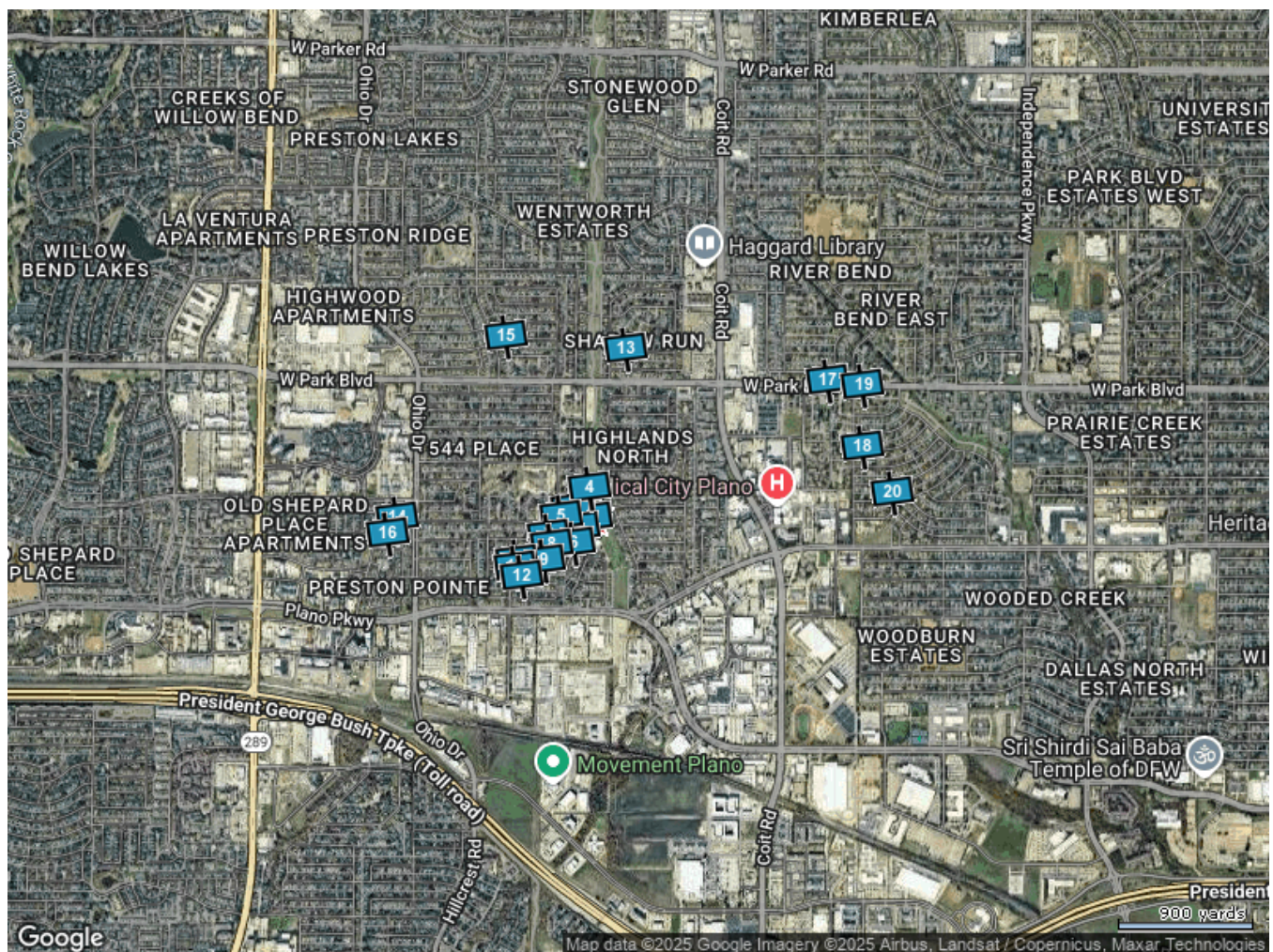
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	4301 Jennings Ct	182,875	358,230	05/10/2010	3	2	1,472	5,980	1985		
1	4300 Jennings Ct	418,500	355,292	06/17/2024	3	2	1,486	6,778	1985	0.02	
2	4325 Jennings Ct	383,600	372,316	04/08/2025	2	2	1,472	5,000	1985	0.06	
3	1520 Livingston Dr	450,000	349,618	09/13/2024	2	2	1,472	5,033	1984	0.06	
4	4301 Hartford Dr	477,000	348,388	07/08/2024	3	2	1,687	13,949	1983	0.07	
5	4328 Jennings Ct	395,000	366,806	08/14/2024	3	2	1,508	6,380	1986	0.09	
6	1500 Livingston Dr	517,500	351,670	07/18/2024	3	3	1,653	5,895	1984	0.11	
7	4421 Ballinger Dr		412,154	07/05/2024	3	3	1,637	11,881	1984	0.15	
8	4424 Ballinger Dr	439,000	380,071	10/01/2024	3	3	1,641	5,050	1984	0.16	
9	4416 Odessa Dr	299,206.25	394,842	08/05/2024	3	3	1,627	5,088	1983	0.22	
10	4452 Odessa Dr	401,640.64	350,924	05/08/2025	3	3	1,508	5,498	1986	0.28	
11	4453 Junction Dr		328,689	07/15/2024	3	3	1,508	5,391	1986	0.3	
12	4452 Junction Dr		373,862	02/28/2025	3	3	1,637	5,038	1984	0.3	
13	4212 Lantern Light Dr		336,650	05/14/2025		2	1,578	7,772	1980	0.53	
14	4617 Orwell Dr		368,643	02/26/2025	3	2	1,662	4,950	1986	0.61	

Comparables

15	2104 Decator Dr	332,312.5	407,025	12/16/2024	3	2	1,677	10,244	1983	0.62	
16	1425 Exeter Dr	460,000	365,227	05/12/2025	3	2	1,507	4,928	1989	0.65	
17	1969 Bachman Ct		382,386	10/02/2024	2	2	1,501	4,501	1992	0.86	
18	3624 Cromwell St	375,000	323,584	07/19/2024			1,648	8,161	1977	0.89	
19	3631 Marlborough Dr	521,375	324,363	02/11/2025			1,644	7,889	1976	0.95	
20	3604 Westview Ln	390,000	420,836	02/04/2025		2	1,542	7,711	1973	0.96	

Distressed Sales =

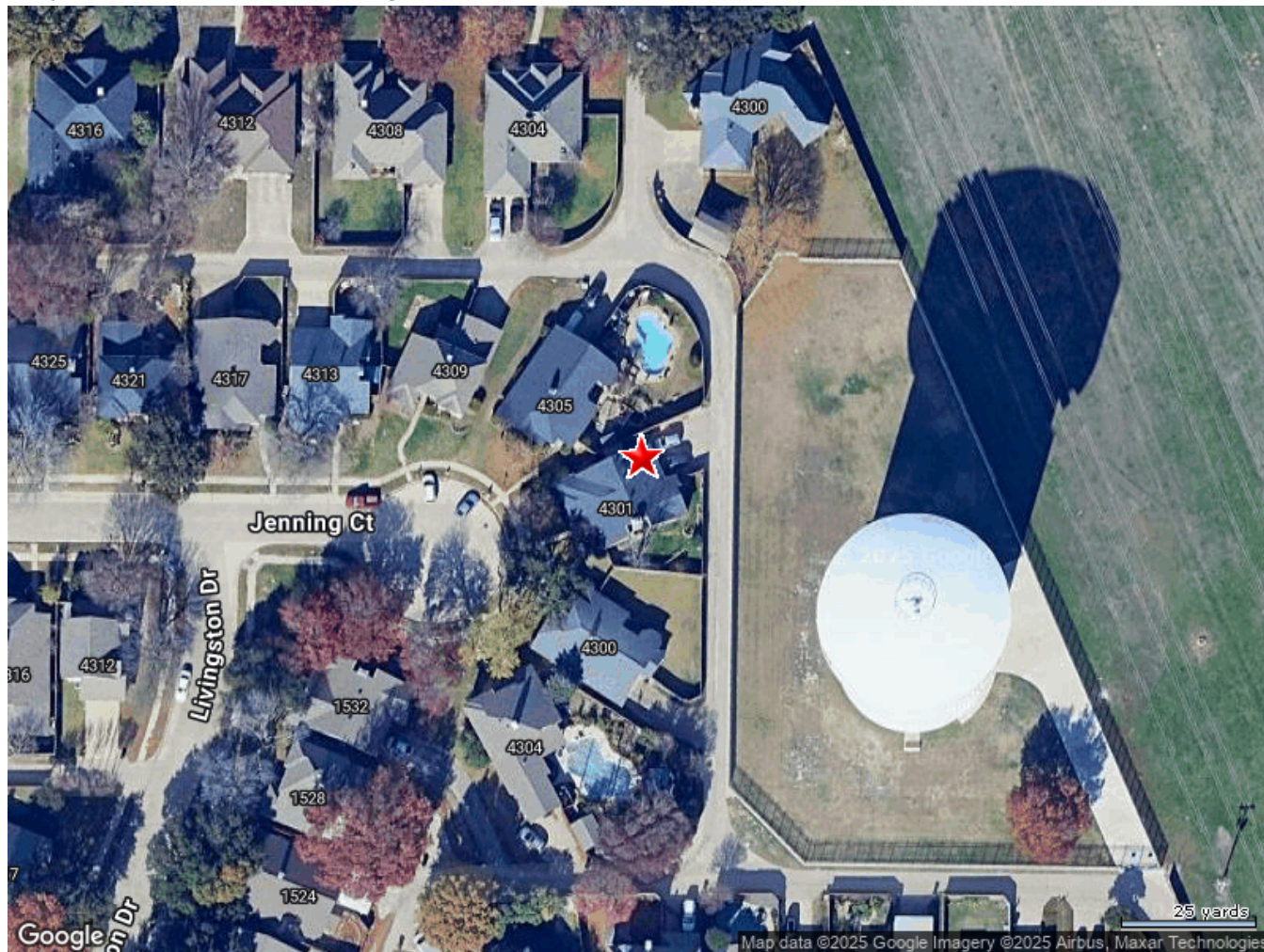
Map

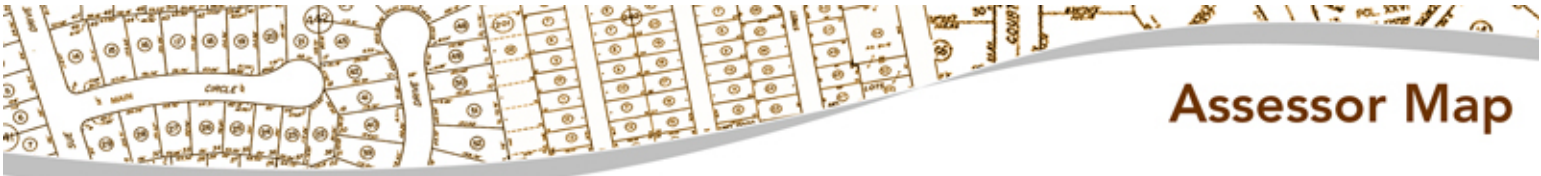




Street Map

Subject Property : **4301 Jenning Ct Plano TX 75093**





Assessor Map



Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 06/05/2025
© 2025 CoreLogic. All rights reserved

Transaction History

Sales History

Rec. Date :	05/10/2010	09/07/2006	02/28/2002
Sale Date :	05/03/2010	08/21/2006	02/26/2002
Sale Price :	\$182,875	\$133,598.50	\$147,364
Rec.Doc.No :	461800	1290060	5116-2934
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED	ESTIMATED
Buyer :	Krenik Jami	Pellegrini Ashley	Kuo Addison
Seller :	Pellegrini Ashley	Kuo Addison & Sandra	Pittman George B
Title Company :	Commerce Title Co.	Stewart Title North Texas	Stewart Title
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	05/10/2010	02/10/2009	09/07/2006	02/28/2002
Mtg. Amt :	\$146,300	\$30,000	\$100,450	\$110,800
Mtg. Doc. No :	461810	141680	1290070	5116-2937
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				FIXED RATE LOAN
Mtg. Term :	30 Years	15 Years	30 Years	30 Years
Mtg. Rate :				
Lender :	Usaa Fsb	Benchmark Bk	Benchmark Bk	Granite Mtg Corp
Borrower 1 :	Krenik Jami	Pellegrini Ashley	Pellegrini Ashley	Kuo Addison
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				

2nd Mortgage Details

Mtg. Date : **02/28/2002**
Mtg. Amt : **\$20,775**
Mtg. Doc. No : **5116-2952**
Doc. Type : **DEED OF TRUST**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type : **FIXED RATE
LOAN**
Mtg. Term : **15 Years**
Mtg. Rate :
Lender : **Guaranty Bk**
Borrower 1 : **Kuo Addison**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Beaty Early Childhood School Distance 0.24 Miles

1717 Nevada Dr Plano TX 75093

Telephone : (469) 752-4200

School District : Plano Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : Pre-K

Kindergarten : Yes

School Enrollment :

Enrollment : 294

Total Expenditure/Student :

Harmony Science Academy - Plano Distance 0.72 Miles

550 Talbert Dr Plano TX 75075

Telephone : (972) 596-0041

School District : Harmony Public Schools - North Texas

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 541

Total Expenditure/Student :

Hightower Elementary Distance 1.03 Miles

2601 Decatur Dr Plano TX 75093

Telephone : (469) 752-1800

School District : Plano Independent School District (isd)

Lowest Grade : K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 477

Total Expenditure/Student :



Jackson Elementary

Distance **1.2 Miles**

1101 Jackson Dr Plano TX 75075

Telephone : **(469) 752-2100**

School District : **Plano Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **561**

Total Expenditure/Student :

Middle Schools

Haggard Middle

Distance **1.84 Miles**

2832 Parkhaven Dr Plano TX 75075

Telephone : **(469) 752-5400**

School District : **Plano Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **710**

Total Expenditure/Student :

Frankford Middle

Distance **1.85 Miles**

7706 Osage Plaza Pkwy Dallas TX 75252

Telephone : **(469) 752-5200**

School District : **Plano Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **889**

Total Expenditure/Student :



High Schools

Plano Senior High School

Distance **1.59 Miles**

2200 Independence Pkwy Plano TX 75075

Telephone : **(469) 752-9300**

School District : **Plano Independent School District (isd)**

Lowest Grade : **11th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2288**

Total Expenditure/Student :

Advanced Placement : **No**

Harmony School Of Innovation - Dallas

Distance **1.67 Miles**

8080 W President George Bush Dallas TX 75252

Telephone : **(214) 321-0100**

School District : **Harmony Public Schools - North Texas**

Lowest Grade : **6th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **486**

Total Expenditure/Student :

Advanced Placement : **No**

Hospital/homebound

Distance **1.81 Miles**

2700 W 15th St Plano TX 75075

Telephone : **(469) 752-8069**

School District : **Plano Independent School District (isd)**

Lowest Grade : **5th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **23**

Total Expenditure/Student :

Advanced Placement : **No**

Plano Jjaep

Distance **1.81 Miles**

2700 W 15th Plano TX 75075

Telephone : **(469) 752-8100**

School District : **Plano Independent School District (isd)**

Lowest Grade : **7th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **7**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Jumpmania Ventures, Llc	4408 Denver Dr Plano Tx	(972) 612-5867	0.31
Tranz Entertainment Inc	4064 Banff Ct Plano Tx	(972) 757-3652	0.4
American Gallery Decor	4520 Eldorado Dr Plano Tx	(972) 391-3281	0.48
Vista Lago	800 Fulgham Rd Ste 6 Plano Tx	(512) 267-1170	0.49

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Dollar Atm Llc	1312 Watersedge Dr Plano Tx	(469) 366-9090	0.27
Knight Mortgage	4508 Lone Grove Ln Plano Tx	(214) 501-2487	0.39
Supreme Lending	4050 W Park Blvd Plano Tx	(972) 599-2457	0.54
Jpmorgan Chase Bank, National Association	4001 W Park Blvd Plano Tx	(972) 867-9108	0.64

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Ice Stars, Llc	4401 Jenning Dr Plano Tx	(972) 849-8124	0.11
Champions Cafe	4401 Jenning Dr Plano Tx	(817) 266-4366	0.11
Mooyah	1513 Iowa Dr Plano Tx	(469) 323-4758	0.33
The Mangos	4120 W 15th St Ste 104 Plano Tx	(972) 943-0634	0.35

Health Care Services

Name	Address	Telephone	Distance (Miles)
Gigi Kammer, Pa-c, Pllc	1516 Pagewynne Dr Plano Tx	(214) 797-6000	0.08
Brf Massage Llc	1505 Eden Valley Ln Plano Tx	(214) 450-5978	0.1
Silk Skin Laser Center	4401 Odessa Dr Plano Tx	(214) 675-8561	0.16
Health And Healing Pediatric	4304 Larkel St Plano Tx	(806) 640-4872	0.21



Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
Studioplus 52	4636 W Plano Pkwy Plano Tx	(972) 398-0135	0.73
Esa P Portfolio Operating Lessee, Llc	4636 W Plano Pkwy Plano Tx	(972) 398-0135	0.73
Hcre Plano Trs, Llc	4705 Old Shepard Pl Plano Tx	(972) 758-8800	0.81
Homewood Suites Management Llc	4705 Old Shepard Pl Plano Tx	(972) 758-8800	0.81

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Global Dove Ministries	4101 Kirkwall St Plano Tx	(972) 335-3112	0.29
Disciple Multipliers, Inc.	4429 Cleveland Dr Plano Tx	(972) 596-0498	0.42
Grace Presbyterian Church Of Plano Texas	4300 W Park Blvd Plano Tx	(972) 596-6233	0.44
Presence Church Addison, Inc.	2005 Florence Dr Plano Tx	(972) 599-1949	0.54

Personal Services

Name	Address	Telephone	Distance (Miles)
Handle With Tlc Llc	1512 Iowa Dr Plano Tx	(972) 964-2851	0.3
Gainzzz Sports Performance Llc	800 Fulgham Rd Plano Tx	(214) 457-0346	0.49
Laser Essentials, Pllc	1700 Coit Rd Ste 210 Plano Tx	(469) 318-2411	0.55
Cobra Brazilian Jiu-jitsu Llc	1441 Coit Rd Ste G Plano Tx	(972) 863-1555	0.55

Shopping

Name	Address	Telephone	Distance (Miles)
Express Mart	4120 W 15th St Ste 100 Plano Tx	(214) 995-6585	0.35
Allstar Plano	800 Fulgham Rd Plano Tx	(972) 612-3303	0.49
Chocolatestyles	1820 Nest Pl Plano Tx	(469) 209-0999	0.49
Dme Scooter And More	4010 W 15th St Ste 80 Plano Tx	(972) 468-9291	0.55



Neighbors

4317 WALTHAM DR

Distance 0.06 Miles

Owner Name : **Bevil John M**

Recording Date : **04/20/1993**

Total Value : **\$512,651**

Sale Price : **\$178,752**

Bed / Bath : **4 / 3**

Property Tax : **\$8,666.95**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **2**

Living Area : **2,898**

Yr Blt / Eff Yr Blt : **1992 / 2000**

APN : **R-2778-00A-0190-1**

Subdivision : **Wyndemere**

1525 PAGEWYNNE DR

Distance 0.06 Miles

Owner Name : **Vagner Vladislav**

Subdivision : **Wyndemere**

Sale Date : **12/19/2023**

Recording Date : **12/19/2023**

Total Value : **\$491,745**

Sale Price : **\$593,750**

Bed / Bath : **4 / 3**

Property Tax : **\$8,313.52**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **2**

Living Area : **2,898**

Yr Blt / Eff Yr Blt : **1993 / 1995**

APN : **R-2778-00A-0180-1**

4313 WALTHAM DR

Distance 0.06 Miles

Owner Name : **Kumar Krishna**

Subdivision : **Wyndemere**

Sale Date : **06/19/2003**

Recording Date : **06/26/2003**

Total Value : **\$478,180**

Sale Price : **\$228,760**

Bed / Bath : **4 / 2**

Property Tax : **\$8,084.18**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **1**

Living Area : **2,158**

Yr Blt / Eff Yr Blt : **1992 / 2000**

APN : **R-2778-00A-0200-1**

1521 PAGEWYNNE DR

Distance 0.06 Miles

Owner Name : **Roberson Eric N**

Subdivision : **Wyndemere**

Total Value : **\$486,933**

Property Tax : **\$8,232.15**

Bed / Bath : **4 / 3**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **2,324**

Stories : **2**

APN : **R-2778-00A-0170-1**

Yr Blt / Eff Yr Blt : **1992 / 2000**



Neighbors

4309 WALTHAM DR

Distance 0.06 Miles

Owner Name : **Hassan Mustafa Hamad**

Subdivision : **Wyndemere**

Sale Date : **02/11/2021**

Recording Date : **02/23/2021**

Total Value : **\$493,832**

Sale Price : **\$187,500**

Bed / Bath : **4 / 3**

Property Tax : **\$8,348.78**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **2**

Living Area : **2,556**

Yr Blt / Eff Yr Blt : **1993 / 2000**

APN : **R-2778-00A-0210-1**

4305 WALTHAM DR

Distance 0.07 Miles

Owner Name : **Amed Tovi**

Subdivision : **Wyndemere**

Sale Date : **06/19/2002**

Recording Date : **07/11/2002**

Total Value : **\$453,298**

Property Tax : **\$7,663.52**

Bed / Bath : **3 / 3**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **2,332**

Stories : **1**

APN : **R-2778-00A-0220-1**

Yr Blt / Eff Yr Blt : **1992 / 2005**

4305 HARTFORD DR

Distance 0.07 Miles

Owner Name : **Lynn James**

Subdivision : **Highlands North Ph V**

Sale Date : **12/20/2021**

Recording Date : **12/27/2021**

Total Value : **\$376,228**

Sale Price : **\$385,000**

Bed / Bath : **3 / 2**

Property Tax : **\$6,360.56**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **1**

Living Area : **1,698**

Yr Blt / Eff Yr Blt : **1983 / 2000**

APN : **R-0596-004-0080-1**

4301 WALTHAM DR

Distance 0.07 Miles

Owner Name : **Francis Beth A**

Subdivision : **Wyndemere**

Sale Date : **10/12/2022**

Recording Date : **10/13/2022**

Total Value : **\$463,489**

Sale Price : **\$486,000**

Bed / Bath : **4 / 3**

Property Tax : **\$7,835.81**

Land Use : **Sfr**

Lot Acres : **0.14**

Stories : **2**

Living Area : **2,463**

Yr Blt / Eff Yr Blt : **1992 / 2000**

APN : **R-2778-00A-0230-1**



Demographics

Census Tract / block: 316.21 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,204	0 - 11	
Estimate Current Year:	6,963	12 - 17	
Estimate in 5 Years:	11,046	18 - 24	5.83%
Growth Last 5 Years:	3.42%	25 - 64	53.45%
Growth Last 10 Years:	-142.23%	65 - 74	7.08%
		75+	
Household Size		Household Income	
Current Year:	2,645	0 - \$25,000	9.64%
Average Current Year:	2.29	\$25,000 - \$35,000	13.46%
Estimate in 5 Years:	4,484	\$35,000 - \$50,000	6.58%
Growth Last 5 Years:	3.82%	\$50,000 - \$75,000	18.87%
Growth Last 10 Years:	-3.27%	\$75,000 - \$100,000	18.22%
Male Population:	47.65%	Above \$100,000	33.23%
Female Population:	52.35%	Average Household Income:	\$75,353
Married People:	61.28%		
Unmarried People:	38.72%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0%
\$300 - \$799:	9.08%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	24.19%	\$150,000 - \$200,000:	0%
Over \$2,000:	66.73%	\$200,000 - \$300,000:	20.69%
Median Home Value:	\$416,700	\$300,000 - \$500,000:	63.62%
Unit Occupied Owner:	58.3%	Above \$500,000:	15.69%
Median Mortgage:	\$1,800		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	41.7%	1999 - 2000	
Median Gross Rent:	\$1,444	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	59.24%
\$750 - \$999	0%	1970 - 1979	24.1%
\$1000 and Over	100%	1900 - 1969	0.46%

Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	84.48%
Private Pre-Primary School:	0.6%	Not A High School Graduate:	3.92%
Public School:	13.3%	Graduate Of High School:	10.56%
Private School:	2.21%	Attended Some College:	18.24%
Public College:	1.48%	College Graduate:	45.35%
Private College:	0.86%	Graduate Degree:	21.93%

Workforce

Occupation:			
Manager/Prof:	73.24%	Private Worker:	62.5%
Technical:		Government Worker:	12.36%
Sales:	14.63%	Self Employed Worker:	4.87%
Administrative:		Unpaid Family Worker:	11.81%
Private House Hold:		Farming:	1.01%
Service:	7.2%	Skilled:	
Protective Services:		Blue-Collar:	4.93%
Commute Time			
Less Than 15 Min:	12.43%		
15 min - 28 min:	48.3%		
30 min - 57 min:	36.9%		
Over 60 min:	2.38%		

20100510000461800 05/10/2010 10:51:37 AM D1 1/2

GF# 1076299 *etc A W***WARRANTY DEED
WITH VENDOR'S LIEN**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date **MAY 3, 2010**Grantor **ASHLEY PELLEGRINI, A SINGLE PERSON**

Grantor's Mailing Address

Grantee **JAMI KRENIK, A SINGLE PERSON**Grantee's Mailing Address **4301 JENNING COURT, PLANO, TEXAS 76093**

Consideration **TEN AND NO/100—(\$10 00)—DOLLARS** and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of \$146,300.00 executed by Grantee, payable to the order of **USAA FEDERAL SAVINGS BANK**. The Note is secured by a Vendor's Lien retained in favor of **USAA FEDERAL SAVINGS BANK** in this Deed and by a Deed of Trust of even date from Grantee to **MICHAEL J. BROKER, TRUSTEE(S)**

Property (including any improvements)

LOT 10, IN BLOCK A OF PRESTON SQUARE, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME C, PAGE 574, MAP RECORDS, COLLIN COUNTY, TEXAS

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the property are retained until each Note described is fully paid according to its terms, at which time this deed shall become absolute.

Document Images

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to USAA FEDERAL SAVINGS BANK, its successors and assigns, or heirs and assigns, as appropriate, the Payee named in said Note, without recourse on Grantor

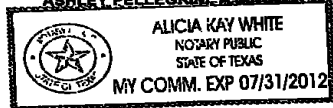
When the context requires, singular nouns and pronouns include the plural

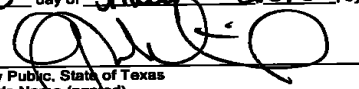

ASHLEY PELLEGRINI

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Collin

This instrument was acknowledged before me on the 3 day of May, 2010, by
ASHLEY PELLEGRINI, A SINGLE PERSON.




Notary Public, State of Texas
Notary's Name (printed)
Notary's commission expires

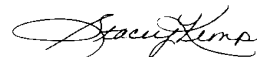
NOTICE: This document affects your legal rights Read it carefully before signing

AFTER RECORDING RETURN TO
JAMI KRENIK, A SINGLE PERSON
4301 JENNING COURT
PLANO, TEXAS 75093

PREPARED IN THE LAW OFFICE OF
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
05/10/2010 10:51:37 AM
\$20.00 DLAIRD
20100510000461800



Warranty Deed (Vendor's Lien) / COMT_000030151