

2009-103614

Memo Express/Arbitro
GF# 02279

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

RELEASE OF LIEN

DATE: November 3rd, 2009

NOTE 1:

Date: DECEMBER 22, 2005
Original Amount: \$1,366,000.00
Maker: MEMO EXPRESS, LLC
Payee: THE LAREDO NATIONAL BANK

NOTE 2:

Date: JANUARY 17, 2006
Original Amount: \$698,000.00
Maker: MEMO EXPRESS, LLC
Payee: THE LAREDO NATIONAL BANK

NOTE 3:

Date: MARCH 30, 2006
Original Amount: \$1,233,652.00
Maker: MEMO EXPRESS, LLC
Payee: THE LAREDO NATIONAL BANK

HOLDER OF NOTES AND LIENS: BBVA COMPASS BANK, SUCCESSOR BY MERGER TO LAREDO NATIONAL BANK

HOLDER'S MAILING ADDRESS: 3900 N 10th St. 2nd Fl, McAllen TX. 78501

NOTES AND LIENS ARE DESCRIBED IN THE FOLLOWING DOCUMENT/S:

1. Deed of Trust dated December 22, 2005, recorded in the Real Property Records of Montgomery County, Texas, on January 10, 2006, under Clerk's File No. 2006-003157, executed by Memo Express, LLC a Texas Limited Liability Company to Manuel Casanova, Trustee, for the benefit of The Laredo National Bank as therein provided, and all of the terms, provisions and conditions of said instrument. (Principal amount of \$1,366,000.00)
2. Deed of Trust dated January 17, 2006, recorded in the Real Property Records of Montgomery County, Texas, on April 13, 2006, under Clerk's File No. 2006-039732, executed by Memo Express, LLC a Texas Limited Liability Company to Manuel Casanova, Trustee, for the benefit of The Laredo National Bank as therein provided, and all of the terms, provisions and conditions of said instrument. (Principal amount of \$698,000.00) Said Deed of Trust is subordinate to Deed of Trust above under Clerk's File No. 2006-003157.

3. Deed of Trust dated March 30, 2006, recorded in the Real Property Records of Montgomery County, Texas, on April 20, 2006, under County Clerk's File No. 2006-042603, executed by Memo Express, LLC, to Manuel Casanova, Trustee for the benefit of The Laredo National Bank as therein provided, and all of the terms, provisions and conditions of said instrument. (Principal Amount: \$1,233,652.00) Said Deed of Trust is subordinated to Deeds of Trust above under Clerk's File Nos. 2006-003 157 and 2006-039732.

Said Note and Deed of Trust being modified by Modification Agreement dated March 30, 2007, recorded in the Real Property Records of Montgomery County, Texas on May 2, 2008 under Clerk's File No. 2008-043277, executed by Memo Express, LLC and Laredo National Bank, a division of Compass Bank

Said Note and Deed of Trust being modified by Modification Agreement dated April 4, 2008, recorded in the Real Property Records of Montgomery County, Texas on May 8, 2008 under Clerk's File No. 2008-045691, executed by Memo Express, LLC and Laredo National Bank, a division of Compass Bank.

PROPERTY:

LOTS 2, 3, 4 AND 5, BLOCK 1 AND LOTS 1, 2, 3 AND 4, BLOCK 4 OF COLONY PLACE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET I, AS SHEET 159B OF THE CONDOMINIUM MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

ALL OTHER PROPERTY DESCRIBED IN THE ABOVE REFERENCED DEEDS OF TRUST.

Holder of the notes acknowledges their payment and releases the above described property and all other property described in the referenced instruments, from any and all liens.

When the Context requires, singular nouns and pronouns include the plural.

BBVA COMPASS BANK,
SUCCESSOR BY MERGER TO
LAREDO NATIONAL BANK

By: *Joel Gonzalez*

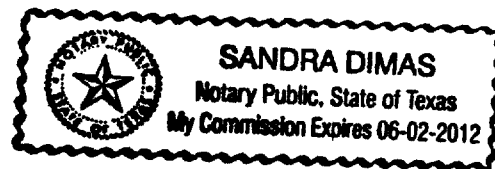
STATE OF Texas

COUNTY OF Hidalgo

This instrument was acknowledged before me on the 3rd day of November, 2009, by Joel Gonzalez, SVP, on behalf of BBVA COMPASS BANK, SUCCESSOR BY MERGER TO LAREDO NATIONAL BANK.

Sandra Dimas
Notary Public

AFTER RECORDING RETURN TO:
McCLAIN & HARRELL
2040 North Loop 336 West, Suite 312
Conroe, Texas 77304



FILED FOR RECORD

2009 NOV 12 AM 10:36

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

NOV 12 2009



Mark Turnbull
County Clerk
Montgomery County, Texas