



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.

Warranty Deed with Vendor's Lien

Date: November 10, 2021

Grantor: Janci Hester Goforth and Brian Goforth, a married couple

Grantor's Mailing Address: 1012 Hill Street, Burnet, Tx 78611

Grantee: Ryan Daniel Cooper, a single person

Grantee's Mailing Address: 7428 Aspen Brook Dr., Austin, Tx 78744

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of CMG Mortgage, Inc. in the principal amount of ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$171,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CMG Mortgage, Inc. and by a first-lien deed of trust of even date from Grantee to Thomas E. Black, Jr., trustee.

Property (including any improvements):

TRACT I: Being Lots One Thousand Twenty-Five (1025) and One Thousand Twenty-Six (1026), Unit Three (3), COUNCIL CREEK VILLAGE, a subdivision in Burnet County, Texas, as shown by plat recorded in Cabinet 1, Slide 31C and D, Plat Records of Burnet County, Texas

TRACT II: Being that certain Easement Agreement for Utilities as described in Document No. 202118406, Official Public Records, Burnet County, Texas.

Reservations from Conveyance:

None

10-21-1415

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the 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 will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

CMG Mortgage, Inc., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of CMG Mortgage, Inc. and are transferred to CMG Mortgage, Inc. without recourse against Grantor.

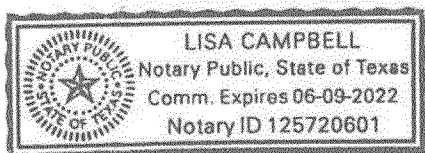
When the context requires, singular nouns and pronouns include the plural.

Janci Hester Goforth
Janci Hester Goforth
Brian Goforth
Brian Goforth

STATE OF TEXAS)

COUNTY OF BURNET)

This instrument was acknowledged before me on Nov. 10, 2021, by Janci Hester Goforth and Brian Goforth.



Lisa Campbell
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Henson & Rockafellow, PLLC
117 E. Jackson St.
Burnet, Texas 78611
Tel: (512) 756-4100
Fax: (512) 756-2900