

## 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 22, 2024

Grantor: Scott Radigk and Laurie Radigk

Grantor's Mailing Address: 709 Knollwood Drive  
Austin, TX 78746

Grantee: Constance A. McDaniel Wyman

Grantee's Mailing Address: 101 Hudson Ln  
Dripping Springs TX 78620

Consideration: Cash and a note of even date executed by Grantee and payable to the order of USAA Federal Savings Bank (hereinafter "Lender") in the principal amount of Seven Hundred Sixty Thousand and No/100 DOLLARS (\$760,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Linda Naylor, trustee.

Property (including any improvements):

Lot 18, DEERFIELD ESTATES SECTION TWO, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 9, Page 266, Plat Records, Hays County, Texas.

Reservations from Conveyance: None

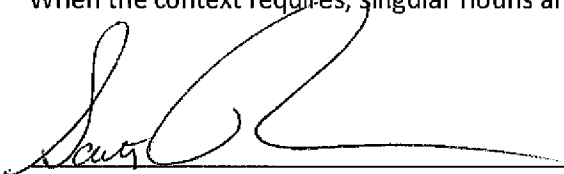
Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record, as reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the current year and subsequent years, which Grantee assumes and agrees to pay.

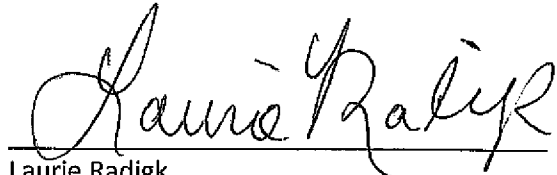
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.


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

  
\_\_\_\_\_  
Scott Radigk

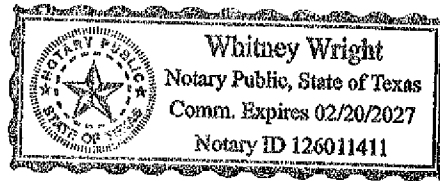
  
\_\_\_\_\_  
Laurie Radigk

STATE OF TEXAS )  
COUNTY OF Tarrant )

This instrument was acknowledged before me on May 22, 2024, by Scott Radigk and Laurie Radigk.

  
\_\_\_\_\_  
Notary Public, State of Texas

Return to:  
104 Hudson Lane  
Dripping Springs TX 78620  
\_\_\_\_\_



**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

24019349 DEED  
05/24/2024 09:53:28 AM Total Fees: \$29.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

