

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.

April 24, 2019

19057092

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT COCKRUM CUSTOM HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by JOAN P KOTAL and DAVID R KOTAL, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$438,640.00) FOUR HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED FORTY DOLLARS AND 00/100, payable to the order of Guild Mortgage Company hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to CHRIS PEIRSON, 4400 ALPHA ROAD, DALLAS, TX 75244, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

LOT 28, BLOCK A, OF REPLAT OF HIDDEN CREEK ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2016080712, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

Loan Number: 821-2000533

Initials: LSK

Warranty Deed With Vendor's Lien

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns."

It is expressly agreed that the Vendor's lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 24 day of April 2019.

COCKRUM CUSTOM HOMES, LTD., A TEXAS
LIMITED PARTNERSHIP
By: Cockrum Custom Homes I, Inc.
A Texas Corporation its General Partner

Bradley S. Cockrum President 4-24-19
By: Bradley S. Cockrum, President (Seller)(Date) (Seller)(Date)

(Seller)(Date)

(Seller)(Date)

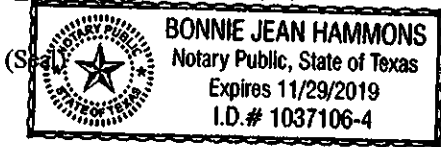
STATE OF TEXAS
County of Williamson

This Instrument was acknowledged before me on April 24 2019
(date)

By Bradley S. Cockrum, President of
(name of officer) (title of officer)

COCKRUM CUSTOM HOMES, LTD., A TEXAS LIMITED PARTNERSHIP
(name of corporation acknowledging)

~~by: Cockrum Custom Homes I, Inc. a Texas Corporation on behalf of said corporation.~~
~~its General Partner~~ (state of incorporation)



Bonnie Hammons
Notary Public

Title of Notarial Officer
My Commission Expires: _____

After Recording, Please Mail To:
Grantee address:
105 Stag Leap Court
Liberty Hill, TX 78642

~~JOAN P KOTAL
105 STAG LEAP COURT
LIBERTY HILL, TX 78642~~

~~Longhorn Title Co., Inc.
3633 Wilkman Dr., Ste 204
Georgetown, TX 78626~~

Loan Number: 821-2000533
Warranty Deed With Vendor's Lien

RETURN TO
Longhorn Title Co., Inc.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019034561

Pages: 5 Fee: \$33.00
04/25/2019 12:43 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas