GF#2015061304L-HB

15-04615

WARRANTY DEED WITH VENDOR'S LIEN

(Llano County, Texas)

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: August 3, 2015

Grantor: CONNIE MCLELLAN LEASE and MARK ANTHONY LEASE, a married couple

Grantor's Mailing Address: P.O. Box 8112, Horseshoe Bay, Llano County, Texas 78657

Grantee: ROBERT SCHMITZ and AMBER SCHMITZ, husband and wife

Grantee's Mailing Address: 3601 Windmill Court, Flower Mound, Denton County, Texas 75028

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of the proceeds of a note of even date that is in the principal amount of **Two Hundred Fifty-Two Thousand and No/100 Dollars ($252,000.00)** and is executed by Grantee, payable to the order of **American Heritage Capital, LP** ("Lender"). The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date, from Grantee to **Michael Burns**, Trustee.

Lender, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note described, the vendor's lien and superior title to the Property are retained for the benefit of Lender, and are transferred to Lender, without recourse on Grantor.

Property (including any improvements):

Tract I:
Being Lot No. 17033, Horseshoe Bay, a subdivision of the City of Horseshoe Bay, Llano County, Texas, according to Plat No. 17.1, recorded in Volume 2, Page 45, Plat Records of Llano County, Texas.

Tract II:
Being the West one-half of Lot No. 17032 (W 1/2 17032), Horseshoe Bay, a subdivision of the City of Horseshoe Bay, Llano County, Texas, according to Plat No. 17.1, recorded in Volume 2, Page 45, Plat Records of Llano County, Texas; said West portion of Lot 17032 being more fully described by metes and bounds in EXHIBIT "A" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

(1) Restrictions, covenants, conditions, easements, and reservations, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Llano County, Texas;

(2) All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property; and

(3) Taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration, receipt of which is acknowledged, and subject to the Reservations from Conveyance 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 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 Conveyance 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.

The contract between Grantor as the Seller and Grantee as the Buyer may contain obligations or limitations as to warranties. To the extent the contract provides for such obligations or limitations to survive the contract or this conveyance, then the obligations and limitations shall be deemed incorporated in this deed by reference. The warranty of title in this deed is not affected by and is expressly excluded from the limitations described in this paragraph.

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

CONNIE MCLELLAN LEASE

MARK ANTHONY LEASE

STATE OF TEXAS §

COUNTY OF LLANO §
§

This instrument was acknowledged before me on the 3rd day of August, 2015, by Connie McLellan Lease and Mark Anthony Lease.

CHRISTY WOOTEN
MY COMMISSION EXPIRES
May 5, 2017

Notary Public, State of Texas

After Recording Return To:
Highland Lakes Title
P.O. Box 8697
Horseshoe Bay, Texas 78657

LOCAL ADDRESS: 107 BOOT HILL, HORSESHOE BAY, TEXAS.

LEGAL DESCRIPTION: BEING ALL OF LOT 17033, AND THE WEST 1/2 OF LOT 17032 OF HORSESHOE BAY, PLAT NO. 17.1, A SUBDIVISION IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 45 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS, SAID WEST 1/2 OF LOT 17032 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 17032, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BOOT HILL, IN A CURVE TO THE LEFT HAVING A RADIUS OF 207.49', BEING THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE NORTH LINE HEREOF, THE NORTH LINE OF SAID LOT 17032, THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOOT HILL, AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 40.31', A RADIUS OF 207.49', A CHORD BEARING OF SOUTH 87°10'15" EAST, AND A CHORD LENGTH OF 40.24', TO A FOUND 1/2" IRON PIN, BEING THE NORTHEAST CORNER HEREOF, FROM WHENCE A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 17032 BEARS IN A DIRECT LINE NORTH 83°14'50" EAST, A DISTANCE OF 29.07;

THENCE SOUTH 13°39'42" WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 17032, AND ALONG THE EAST LINE HEREOF, A DISTANCE OF 133.21' TO A FOUND 1/2" IRON PIN, BEING THE SOUTHEAST CORNER HEREOF, FROM WHENCE A FOUND 1/2" IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 17032 BEARS SOUTH 69°25'37" EAST, A DISTANCE OF 39.81';

THENCE NORTH 69°25'37" WEST, ALONG THE SOUTH LINE HEREOF, AND THE SOUTH LINE OF SAID LOT 17032, A DISTANCE OF 39.81' TO A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 17032;

THENCE NORTH 13°39'42" EAST, ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF SAID LOT 17032, A DISTANCE OF 120.86' TO TO THE POINT OF BEGINNING, CONTAINING 0.115 OF AN ACRE, MORE OR LESS.

EXHIBIT "A" PAGE 1 OF 1

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS
COUNTY OF LLANO
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Llano County, Texas.

Marci Hadeler

MARCI HADELER
COUNTY CLERK, LLANO CO. TEXAS
VOL. 1559 PAGE 3955 - 3958
RECORDED 8-5-15

FILED
AT 4:33 O'CLOCK P M
ON THE 5 DAY OF
Aug A.D.
2015.
MARCI HADELER
COUNTY CLERK
LLANO COUNTY, TEXAS
BY SStrain
DEPUTY
HLT 28 PD

VOL. 1559 PAGE 3958