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Williamson County, Texas Total Pages: 3

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: June 22, 2020

15-ITC-2019335-RRK-GJW

Grantor: Philippe Mesritz and Erin D. Mesritz

Grantor's Mailing Address: 107 Shady Oak Dr
(including county) Georgetown, Williamson County, TX 78628

Grantee: FRANCIS MOWRY and spouse, ARIEL MOWRY

Grantee's Mailing Address. 107 Shady Oak Drive
(including county) Georgetown, Williamson County, TX 78628

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration and a note of even date in the principal amount of **Two Hundred Seventy-Three Thousand Six Hundred and no/100** DOLLARS **($273,600.00)** executed by Grantee payable to the order of **AMPLIFY CREDIT UNION**. The note is secured by a vendor's lien retained in favor of **AMPLIFY CREDIT UNION** in this deed and by a deed of trust of even date from Grantee to **MORTON W. BAIRD II**, Trustee.

Property (including any improvements):

LOT 4, BLOCK C, SAN GABRIEL HEIGHTS, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET B, SLIDE 230, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to any reservation or conveyance of all oil, gas and other mineral interests recorded in Volume 455, Page 257, Deed Records, Williamson County, Texas.

Grantor, for the consideration and subject to the reservations from 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 hereby 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 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.

AMPLIFY CREDIT UNION, 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 described above. The vendor's lien and superior title to the property are retained for the benefit of **AMPLIFY CREDIT UNION** and are transferred to that party without recourse on Grantor.

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

Philippe Mesritz

Erin D. Mesritz

THE STATE OF TEXAS }
COUNTY OF Williamson

(Acknowledgment)

This instrument was acknowledged before me on the 22 **day of** June, **20** 20,

by **Philippe Mesritz**

Notary Public: check the appropriate box - and **only one box** – as applicable to this notarial act:

☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.

☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

G. WHITSEL
My Notary ID # 11470669
Expires January 25, 2023

Notary Public, State of Texas | Notary's Name (printed) | Notary's commission expires

THE STATE OF TEXAS }
COUNTY OF Williamson

(Acknowledgment)

This instrument was acknowledged before me on the 22 **day of** June, **20** 20,

by **Erin D. Mesritz**

Notary Public: check the appropriate box - and **only one box** – as applicable to this notarial act:

☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.

☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

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Pages: 3 Fee: $25.00
06/23/2020 08:48 AM

Nancy E. Rister, County Clerk
Williamson County, Texas