



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Aug 25, 2020 04:58 PM Fee: \$38.00

2020153640

Electronically Recorded

GENERAL 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: August 25, 2020

GRANTOR: Sridhar R. Yakkanti and Prathima Yakkanti

GRANTOR'S MAILING ADDRESS: 8908 TURKS CAP W. AUSTIN
TX 78750

GRANTEE: Jose Jaime Elias Lopez

GRANTEE'S MAILING ADDRESS: 12917 John Adams St.
Manor, TX 78653

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$150,000.00, executed by Grantee, and payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Andrea L. Bleau, Trustee.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

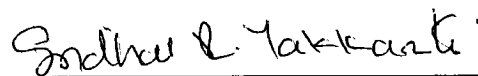
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the

above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.

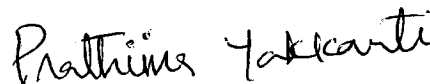
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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.

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



Sridhar R. Yakkanti



Prathima Yakkanti

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Austin Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

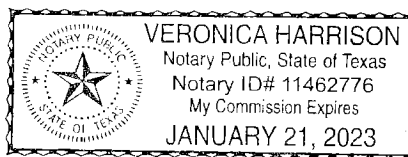
Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 25 day of August, 2020, by Sridhar R. Yakkanti and Prathima Yakkanti.

Veronica Harrison
Notary Public, State of Texas

Prepared By:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 20012576



After Recording Return To:

Da2576-fw

RETURN TO: Da
AUSTIN TITLE COMPANY
THE SUMMIT AT LA FRONTERA
810 HESTERS CROSSING, #155
ROUND ROCK, TX 78681-7841
GF: AUT 20012576-653

EXHIBIT "A"

Order No.: AUT20012576

BEING a 11.009 acre tract or parcel of land out of and being a part of The William Lewis Survey, No. 2, A - 479 in Travis County, Texas, and being a part of that certain 12.048 acre tract described in a contract of Sale and Purchase from The Veterans *Land* Board of Texas to Carlos Luna Villalobos, recorded in Volume 4972, Page 1838, Travis County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of the said 12.048 acre tract, a 1/2 inch iron rod found in the north line of that certain 15.084 acre tract described in a deed from Billy J. Stover to Tim Construction, Inc., recorded in document No. 2000166481, Travis County Deed Records, the southeast corner of that certain 12.644 acre tract described in a Contract of Sale and Purchase from The Veterans Land Board of Texas to Raymond Joseph Sanders recorded in Volume 4972, Page 1833, Travis County Deed Records, for the southwest corner of this tract.

THENCE with the west line of the said 12.048 acre tract and east line of the Sanders 12.644 acre tract, N 27 deg. 38 min. 00 sec. E, 739.49 feet to a V2 inch iron rod found where same *corner in the curving south line of San Jose Avenue, a 60 foot access easement*, for the northwest corner of this tract.

THENCE with the south line of San Jose Avenue and north line of the 12.048 acre tract along a curve to the left whose radius is 299.32 feet; whose long chord bears S 44 deg. 52 min. 00 sec. E, 231.75 feet; 237.97 feet along the arc to a 5/8 inch iron rod set at end of said curve and the beginning of another curve to the left.

THENCE continuing with the said curve to the left whose radius is 344.85 feet; whose long chord bears S 83 deg. 20 min. 00 sec. E, 254.64 feet; 260.81 feet along the arc to a 5/8 inch iron rod set at end of said curve and beginning of a curve to the right.

THENCE continuing with the said curve to the right whose radius is 290.40 feet; whose long chord bears S 83 deg. 34 min. 00 sec. E, 212.23 feet; 217.26 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the south line of San Jose Avenue and north line of the said 12.048 acre tract, S 62 deg. 08 min. 00 sec. E, 48.64 feet to a 5/8 inch iron rod set in the west line of proposed State Hwy. No. 130 the northeast corner of the said 12.048 acre tract *for the northeast corner of the said 12.048 acre tract*, for the *northeast corner of this tract*. Said point being the north or northwest corner of that certain 0.982 acre tract described in a deed from Carlos Luna Villalobos to The State of Texas recorded in Doc. No. 2005088740, Travis County Deed Records.

THENCE with the west line of proposed State Hwy. No. 130 and said 0.982 acre tract along a curve to the left whose radius is 4622.31 feet; whose long chord bears S 33 deg. 21 min. 20 sec.

W, 862.66 feet; 863.92 feet to a V2 inch iron rod found where same intersects the south line of the said 12.048 acre tract and north line of the before mentioned Tim Construction 15.084 acre tract, the southwest corner of the 0.982 acre tract for the southeast corner of this tract.