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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: May 31st, 2007
Grantor: JIMMY JACOBS CUSTOM HOMES, LTD., a Texas limited partnership
Grantee: M. KEITH KANNEG and CINDY A. KANNEG, husband and wife

Grantee's Mailing Address (including county):

108 Standing Oak Drive
Georgetown, Texas 78628
Williamson County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of THREE HUNDRED AND TWENTY-EIGHT THOUSAND SEVEN HUNDRED AND NINE AND NO/100 DOLLARS (\$328,709.00) and is executed by Grantee, payable to the order of BANK OF AMERICA, NA. The note is secured by a vendor's lien retained in favor of BANK OF AMERICA, NA in this deed and by a deed of trust of even date, from Grantee to PRLAP, INC., Trustee.

BANK OF AMERICA, NA, 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 BANK OF AMERICA, NA and are transferred to BANK OF AMERICA, NA without recourse on Grantor.

Property (including any improvements):

Lot Four (4) in Block "A" of WOODLAND PARK WEST-PHASE 1, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet AA, Slides 57-59 of the Plat Records of Williamson County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; 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 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 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.

RETURN TO
Conveyance Title Co. Inc.

DEED
2 PGS
2007045621

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

JIMMY JACOBS CUSTOM HOMES, LTD.

BY: JIMMY JACOBS CUSTOM HOMES MANAGEMENT, INC.,
its General Partner

BY: *Sylvia Taylor Des. Rep.*
SYLVIA TAYLOR, Designated Representative

ACKNOWLEDGMENT

STATE OF TEXAS

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§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on May 31st, 2007 by SYLVIA TAYLOR, Designated Representative of JIMMY JACOBS CUSTOM HOMES MANAGEMENT, INC., a Texas corporation, General Partner of JIMMY JACOBS CUSTOM HOMES, LTD., a Texas limited partnership, on behalf of said partnership.



Terri K. Archer
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

David Darnell
3613 Williams Drive, Ste. 503
Georgetown, Texas 78628

AFTER RECORDING RETURN TO:

Longhorn Title Co., Inc.
801 Main Street
Georgetown, Texas 78626

RETURN TO

Longhorn Title Co., Inc.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2007045621

Nancy E. Rister

06/01/2007 03:06 PM

MILLER \$20.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

6. Transfer on Death

At my death, I grant and convey to the primary beneficiary my interest in the property, to have and hold forever. If at my death I am not survived by any primary beneficiary, I grant and convey to the alternate beneficiary or beneficiaries, if designated, my interest in the property, to have and hold forever. If the primary and alternate beneficiaries do not survive me, this transfer on death deed shall be deemed canceled by me.

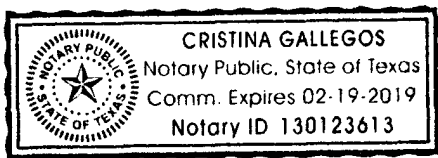
7. Printed Name and Signature of Owner Making this Deed:

Cynthia Ann Kanneg 7-8-2016
Cynthia Ann Kanneg Date
Cynthia Ann Kanneg
Signature

Acknowledgment

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This document was acknowledged before me on July 8, 2016 by Cynthia Ann Kanneg.



Cristina Gallegos
Notary Public, State of Texas
Notary's Printed Name:
Cristina Gallegos
My Commission Expires:
02-19-2019

AFTER RECORDING RETURN TO:

Keith and Cindy Kanneg
108 Standing Oak Drive
Georgetown, Texas 78633

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016062389

Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas
July 12, 2016 01:26 PM
FEE: \$25.00 LMUELLER



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JACKSON LAW FIRM
1460 E. WHITESTONE BLVD.
SUITE 140
CEDAR PARK, TX 78613

Initials: CA

