

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 14, 2023 04:21 PM Fee: \$30.00

2023079008

Electronically Recorded

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: July 13, 2023

Grantor: Nancy Kay Noble and Danna Gay Wessels a/k/a Dana Gay Wessels, a married couple

Grantor's Mailing Address: 7127 Eden Ridge Ln.
Fort Collins, CO 80525

Grantee: Sachin Apte and Chhaya Jayant Pendse, Husband and Wife

Grantee's Mailing Address: 10820 Sky Rock Drive
Austin, TX 78739

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Provident Funding Associates, L.P. (hereinafter "Lender") in the principal amount of Seven Hundred Twelve Thousand and No/100 DOLLARS (\$712,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Black, Mann & Graham, LLP, trustee.

Property (including any improvements):

Lot 23, Block C, LACROSSE SUBDIVISION SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200300168, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None

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 reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the current year and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

36-T-172045/AC

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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 will become absolute.

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

Nancy Kay Noble

Nancy Kay Noble

Danna Gay Wessels

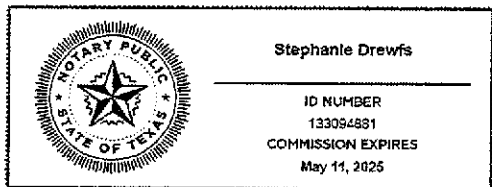
Danna Gay Wessels a/k/a Dana Gay Wessels

STATE OF TEXAS)
COUNTY OF Harris)

This instrument was acknowledged before me on July 13, 2023, by Nancy Kay Noble and Danna Gay Wessels a/k/a Dana Gay Wessels

Notary Public: check the appropriate - 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 interactive two-way audio and video communication that meets the on-line notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.



Stephanie Drewfs

Notary Public, State of Texas

Notarized online using audio-video communication

Return to:

05/11/2025

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