

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.

**Special Warranty Deed  
With Vendor's Lien**

Date: August 18, 2017

Grantor: RG ONION CREEK LLC

Grantor's Mailing Address: 810 Hesters Crossing Rd, Ste 235  
Round Rock TX 78681

Grantee: Joseph W. Boyle and Catherine Masters

Grantee's Mailing Address: 10900 Players Path  
Austin, TX 78747

Consideration: A Promissory Note in the original principal sum of Two Hundred Ninety Two Thousand Five Hundred Three and No/100 Dollars (\$292,503.00) payable to the order of CMG Mortgage, Inc ("Lender"), which Promissory Note is secured by a Deed of Trust of even date to Thomas E. Black, Jr., Trustee.

The debt evidenced by this lien is in part payment of the purchase price of the Property. The debt is secured by a deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by this deed. The deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

Lot 14, Block E, LEGENDS WAY SECTION 4, according to the map or plat thereof, recorded in Document No. 201400239, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None

GF# <sup>3</sup>130497-NF/ea

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

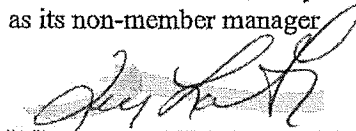
Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse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

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.

RG ONION CREEK LLC,  
a Delaware limited liability company

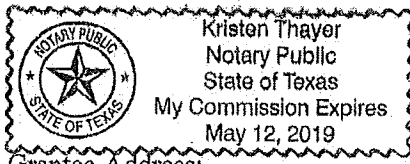
By: RSI Communities LLC,  
a Delaware limited liability company  
as its non-member manager



Terry LaGrone  
Authorized Signer

STATE OF TEXAS )  
COUNTY OF Williamson )

This instrument was acknowledged before me on August 18<sup>th</sup>, 2017, by Terry LaGrone as Authorized Signer of RSI Communities LLC, a Delaware limited liability company, as non-member manager of RG UNION CREEK, LLC, a Delaware limited liability company on behalf of said entity.



Kristen Thayer  
Notary Public, State of Texas

Grantee Address:

Joseph W. Boyle and Catherine Masters  
10900 Players Path  
Austin, TX 78747

GR# 130497-NF



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

August 21 2017 04:44 PM

FEE: \$ 34.00 2017134924