

Capital Title GF# 25-852503-SA LH; \$29

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 18, 2025

Grantor: TROY GLENN SPEER, a single person

Grantor's Mailing Address: 110 Windy Ridge Ln Wimberley, TX 78676

Grantee: ARH ONE 1 LLC, a Texas limited liability company

Grantee's Return Mailing Address: 108 Wild Basin Rd. S #250, Austin, Texas 78746

Consideration: TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution by Grantee of one certain promissory note of even date payable to the order of UPSHIFT CAPITAL LLC in the principal amount of \$400,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of UPSHIFT CAPITAL LLC and by a first-lien deed of trust of even date from Grantee to Mary Wingfield, trustee.

Property (including any improvements):

Lot 48, BLANCO RIVER ESTATES, an Addition in Hays County, Texas, according to the Map or Plat recorded in Volume 1, Page 95, Plat Records of Hays County, Texas:

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens 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 2025, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

To the extent that the purchase agreement between Grantor and Grantee, if any, provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference.

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. UPSHIFT CAPITAL LLC, 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 UPSHIFT CAPITAL LLC and are transferred to UPSHIFT CAPITAL LLC without recourse against Grantor.

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

Troy Glenn Speer
TROY GLENN SPEER

STATE OF TEXAS)

COUNTY OF ^{COMAL} ~~BEXAR~~)

This instrument was acknowledged before me on April 18, 2025 by TROY GLENN SPEER.



Christine Williams
Notary Public, State of Texas

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

25014211 DEED
04/24/2025 08:34:59 AM Total Fees: \$29.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

