ELECTRONICALLY RECORDED 2024046918
Williamson County, Texas Total Pages: 4

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT **MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY** (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations cash in hand paid by **JULIO A HERNANDEZ AND HAZEL BENAVIDES, HUSBAND AND WIFE** whose address is **1100 VIEW DRIVE, GEORGETOWN, TX 78628** (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of **THREE HUNDRED SEVENTY-THREE THOUSAND ONE HUNDRED NINE AND 00/100 DOLLARS ($373,109.00)** payable to the order of **LOANDEPOT.COM, LLC** (hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ALLAN B. POLUNSKY Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 13, BLOCK E, OMEGA RANCH PHASE 1, AN ADDITION TO WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2021189507 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

ALL ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY WILLIAMSON COUNTY MUD #23. WILLIAMSON COUNTY MUD #23 SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE OF THE ROADS AND QUALITY OF THE ROADS MUST BE MAINTAINED AS NOT TO AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, FROM THE ABOVE DESCRIBED REAL PROPERTY BEING HEREBY CONVEYED (HEREIN THE "PROPERTY"), GRANTOR(S) HEREBY SEVER AND RESERVE UNTO GRANTOR(S), HIS/HER/THEIR SUCCESSORS, HEIRS AND ASSIGNS, ALL OIL, GAS AND OTHER MINERALS THAT ARE IN, UNDER, OR THAT MAY BE PRODUCED FROM THE PROPERTY, TO THE EXTENT THAT SUCH MINERALS ARE PRESENTLY VESTED IN GRANTOR(S), OR TO THE EXTENT THAT GRANTOR(S) HAS/HAVE A PRESENT REMAINDER, CONTINGENT OR

FUTURE INTEREST IN SUCH MINERALS. THE MINERAL INTEREST SO RETAINED BY GRANTOR(S) IS HEREINAFTER CALLED THE "MINERAL INTEREST". BY THIS RESERVATION OF THE MINERAL INTEREST, GRANTOR(S) IS/ARE NOT MAKING CLAIM TO HERETOFORE SEVERED MINERALS FROM THE PROPERTY, CURRENTLY VESTED IN OTHER PARTIES.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs 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 Grantors but not otherwise. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed to be effective as of the 12 day of June 2024.

MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

By: _____

Its: Jeff Anderson
Vice President of Finance

THE STATE OF Texas

COUNTY OF Travis

This instrument was acknowledged before me on 06/12/2024, by Jeff Anderson, VP of Finance of MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY on behalf of said Company.

Notary Public, State of TX

RETURN TO:
JULIO A HERNANDEZ
1100 VIEW DRIVE
GEORGETOWN, TX 78628

NOTARY PUBLIC STATE OF TEXAS
SAVANNAH AMBER SUPPAN
Notary ID #132523553
My Commission Expires
June 16, 2024

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024046918

Pages: 4 Fee: $33.00
06/13/2024 11:29 AM
AFAULKNER

Nancy E. Rister, County Clerk
Williamson County,Texas