

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 13, 2014

GRANTOR (whether one or more): ROBBIE JUNE MCARTHUR, a single person and/or owning, occupying and claiming other property as homestead

GRANTOR'S MAILING ADDRESS: PO Box 143414 Austin TX 78714-3414

GRANTEE (whether one or more): CONOR HAGEN and KILLIAN HAGEN

GRANTEE'S MAILING ADDRESS: 2221 Holly Street Austin, Texas 78702

CONSIDERATION:

TEN DOLLARS (\$10.00) and a note of even date that is in the principal amount of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100 DOLLARS (\$157,000.00), and is executed by Grantee, payable to the order of ANTHEM BANK & TRUST. The note is secured by a vendor's lien retained in this deed in favor of ANTHEM BANK & TRUST, and by a deed of trust of even date from Grantee to CLINT PARSLEY, Trustee.

PROPERTY (including any improvements):

Lot 16 and one-half (1/2) of vacated street, vacated by Instrument dated February 28, 1980, recorded in Volume 7008, Page 596, Deed Records of Travis County, Texas, RECTORS SUBDIVISION, a part of Outlot 61, Division B, in the City of Austin, Travis County, Texas, according to the Map or Plat thereof recorded in Book 1, Page 45, Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 2014; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the

property.

Grantor, for the consideration 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, successors and assigns 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.

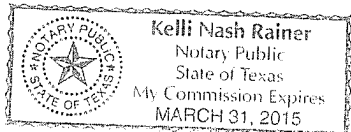
When the context requires, singular nouns and pronouns include the plural.

ANTHEM BANK & TRUST, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the first lien note. The first vendor's lien and superior title retained in this deed secure payment of the note, and they are transferred to ANTHEM BANK & TRUST, without recourse on Grantor.

*Robbie June McArthur*  
ROBBIE JUNE MCARTHUR

STATE OF TEXAS )  
 )  
COUNTY OF Travis )

This instrument was acknowledged before me on this 13 day of May, 2014, by ROBBIE JUNE MCARTHUR.



*Kelli Nash Rainer*  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:  
CONOR HAGEN and KILLIAN HAGEN  
2221 Holly Street  
Austin, Texas 78702



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

May 15 2014 10:40 AM

FEE: \$ 30.00 2014069850