ELECTRONICALLY RECORDED 2018084711
Williamson County, Texas Total Pages: 4

General Warranty Deed

(with Vendor's Lien)

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

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Date: September 20, 2018

Grantor: Castlerock Communities, L.P.

Grantor's Mailing Address: 7670 Woodway, Suite 300, Houston, Texas 77063

Grantee: Eugene Salazar and wife, Stephanie Salazar

Grantee's Mailing Address: 113 Cipressi Cove, Georgetown, Texas 78628

Consideration: Cash and a note, dated September 20, 2018, executed by Eugene Salazar and wife, Stephanie Salazar payable to the order of Randolph-Brooks Federal Credit Union ("Lender") in the principal amount of $265,491.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of Randolph-Brooks Federal Credit Union and is also secured by a first-lien deed of trust, of even date, to Morton W. Baird II, Trustee.

The vendor's lien against and superior title to the Property are retained for the benefit of Randolph-Brooks Federal Credit Union until the $265,491.00 note described above is fully paid according to its terms, at which time this deed will become absolute. The vendor's lien and superior title are transferred to Randolph-Brooks Federal Credit Union without recourse.

Property (including any improvements):

Lot 4, Block FFF, FINAL PLAT RANCHO SIENNA SECTION 9, a subdivision in Williamson County, Texas, according to the map or Plat recorded in Document Number 2014077554, Official Public Records of Williamson 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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also 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.

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

Castlerock Communities, L.P., a Texas limited partnership

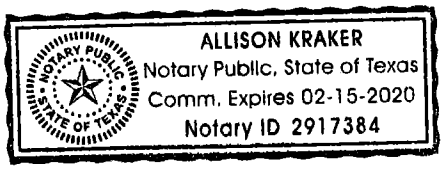
By: YW Holdings, LLC, a Texas limited liability company
General Partner

By: _____
Vilma Kunert, Controller

State of Texas
County of Harris

This document was acknowledged before me on September 20, 2018 by Vilma Kunert, Controller of YW Holdings, LLC, a Texas limited liability company, General Partner of Castlerock Communities, L.P., a Texas limited partnership, on behalf of the partnership.

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

After recording, please return to:
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8701 N. Mopac Expy., Suite 350
Austin, TX 78759

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Pages: 4 Fee: $29.00
09/21/2018 08:16 AM

Nancy E. Rister, County Clerk
Williamson County, Texas