ELECTRONICALLY RECORDED 2024021511
Williamson County, Texas Total Pages: 4

GF# AUS-2023070823

Recording Requested By:
First American Title Company
Homebuilder Services Division
GF# 7816294

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Grantor: **DREES CUSTOM HOMES L.P., A TEXAS LIMITED PARTNERSHIP**

Grantor's Mailing Address: **11305 FOUR POINTS DRIVE, BUILDING 1, SUITE 150, AUSTIN, TEXAS 78726**

Grantee: **SANGITA PATEL AND SPOUSE, GIRISH PATEL**

Grantee's Mailing Address: **113 LOW RIVER LANE, GEORGETOWN, TEXAS 78628**

Consideration: TEN AND NO/100-------($10.00)-------DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of the Promissory Note(s) in the original principal sum, being in the amount specified in that certain Deed of Trust referenced below, being of approximate even date herewith, payable to the order of **FIRST EQUITY MORTGAGE INCORPORATED, AN OHIO CORPORATION, DOING BUSINESS IN TEXAS AS FIRST EQUITY MORTGAGE OF OHIO, INC.**, hereinafter called "Mortgagee", and bearing interest at the rate therein provided; said Note(s) containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **CHARLES H. NEWMAN**, TRUSTEE(S).

Property (including any improvements):

"PROPERTY" SHALL MEAN:

(1) REAL PROPERTY, AS LIMITED AND QUALIFIED IN THIS SPECIAL WARRANTY DEED:

LOT 8, BLOCK CC, OAKS AT SAN GABRIEL SECTION SIX, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2021078572, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (THE "LAND"), TOGETHER WITH ALL OF THE IMPROVEMENTS OF EVERY KIND AND CHARACTER LOCATED ON THE LAND (THE "IMPROVEMENTS") AND ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL APPURTENANCES BENEFITING OR PERTAINING TO THE LAND AND/OR THE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL ADJOINING STREETS, ALLEYS, RIGHT OF WAY OR EASEMENTS ADJACENT TO THE LAND, ALL STRIPS OR PIECES OF LAND (THE "APPURTENANCES"). THE LAND, THE IMPROVEMENTS AND THE APPURTENANCES ARE REFERRED TO HEREIN COLLECTIVELY AS THE "PROPERTY."

(2) IMPROVEMENTS: ALL IMPROVEMENTS ON THE REAL PROPERTY, AS QUALIFIED BY AND SUBJECT TO THE EXCLUSIONS, LIMITATIONS, WAIVERS, RELEASES, QUALIFICATIONS AND RESTRICTIONS REGARDING THE IMPROVEMENTS ON OR THE CONVEYANCE OF THE REAL PROPERTY CONTAINED IN THE CONSTRUCTION AND PURCHASE AGREEMENT ENTERED INTO BY AND BETWEEN GRANTOR AND GRANTEE AND UNDER WHICH THIS SPECIAL WARRANTY DEED IS PROVIDED TO GRANTEE.

Reservations from Conveyance:

THIS CONVEYANCE IS MADE SUBJECT TO AND THERE IS EXCEPTED HEREFROM, ALL OIL, GAS AND OTHER MINERALS AND ROYALTIES HERETOFORE RESERVED OR CONVEYED TO OTHERS AND GRANTOR HEREBY EXCEPTS AND RESERVES UNTO GRANTOR, GRANTOR'S HEIRS SUCCESSORS AND ASSIGNS FOREVER, ALL REMAINING OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE LANDS DESCRIBED HEREIN. IF THE MINERAL ESTATE IS SUBJECT TO EXISTING PRODUCTION OR AN EXISTING LEASE, THIS RESERVATION INCLUDES THE PRODUCTION, THE LEASE AND ALL BENEFITS FROM IT.

TO THE EXTENT GRANTOR POSSESSES ANY WIND RIGHTS FLOWING ON OR ACROSS THE PROPERTY, GRANTOR HEREBY RESERVES ALL RIGHTS SOLELY TO RECEIVE ANY AND ALL PAYMENTS OR OTHER BENEFITS, HOWEVER CHARACTERIZED AND IN WHATEVER FORM OR MANNER CONVEYED, WHICH ARE PAID OR OTHERWISE TENDERED IN CONSIDERATION FOR A THIRD PARTY OBTAINING THE RIGHTS TO, DISPOSITION OF OR CONTROL OVER THE PROPERTY'S WIND OR WIND POWER RIGHTS (FOR EXAMPLE, USE OF WIND CURRENTS, FLOW OR WIND RESOURCES OVER AND ACROSS THE PROPERTY).

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 Conveyance and Exceptions to Conveyance and Warranty, when the claim is by, through or under the Grantor, but not otherwise.

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.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **FIRST EQUITY MORTGAGE INCORPORATED, AN OHIO CORPORATION, DOING BUSINESS IN TEXAS AS FIRST EQUITY MORTGAGE OF OHIO, INC.**, its successors and assigns, the Payee named in said Note, without recourse on Grantor.

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

Dated this the 20 day of March, 2024 to be effective MARCH 20, 2024

DREES CUSTOM HOMES L.P., A TEXAS LIMITED PARTNERSHIP

BY: DREES BUILDERS, INC., AN OHIO CORPORATION, GENERAL PARTNER

BY: Shannon K. Beadle
NAME: Shannon Beadle
TITLE: Closing Coordinator

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF Travis }

This instrument was acknowledged before me on the 20 day of March, 2024, Shannon Beadle, Closing Coordinator OF DREES BUILDERS, INC., AN OHIO CORPORATION, GENERAL PARTNER OF DREES CUSTOM HOMES L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

JULIE PATTERSON
Notary Public, State of Texas
Comm. Expires 06-28-2026
Notary ID 13383414-5

Julie Patterson
Notary Public, State of Texas
Notary's Name (printed): Julie Patterson
Notary's commission expires: 06-28-2026

ACCEPTED AND AGREED TO:

SANGITA PATEL

HIS/HER MARK

GIRISH PATEL

GIRISH PATEL, BEING UNABLE TO OTHERWISE SUBSCRIBE HERETO, MADE HIS/HER MARK IN MY PRESENCE, WHICH MARK I HEREBY WITNESS AT HIS/HER REQUEST.

(Name of Witness) Henry Dozier

(Name of Witness) Jogendra Jashbhai Patel

Acknowledgment)

THE STATE OF TEXAS §
§
COUNTY OF Bell §

This instrument was acknowledged before me on the 20th day of March, 2024 by **SANGITA PATEL AND SPOUSE, GIRISH PATEL.**

KRISTY FLINN
Notary Public, State of Texas
Comm. Expires 09-05-2027
Notary ID 132159796

Notary's name (printed): Kristy Flinn
Notary's commission expires: September 5, 2027

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
SANGITA PATEL
113 LOW RIVER LANE
GEORGETOWN, TEXAS 78628

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024021511

Pages: 4 Fee: $33.00
03/20/2024 12:30 PM
MGOLDEN

Nancy E. Rister, County Clerk
Williamson County,Texas