



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 24, 2023 02:03 PM Fee: \$42.00

2023018897

Electronically Recorded

**GENERAL WARRANTY DEED
with Vendor's Lien**

MUSTIN TITLE-170660-2300089-0684/BF

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.

STATE OF TEXAS

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COUNTY OF TRAVIS

§

§

DATE:

Effective February 24, 2023

GRANTOR:

ACP Residential Holdings LLC

GRANTOR'S ADDRESS:

2815 University Blvd, Houston, TX 77005

GRANTEE:

Jacob Cameron Quinn, an unmarried man

GRANTEE'S ADDRESS:

1137 W Black Locust Dr, Pflugerville, TX 78660

LENDER:

Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage

LENDER'S ADDRESS:

5160 Tennyson Pkwy, Suite 1000, Plano, TX 75024

CONSIDERATION:

TEN DOLLARS (\$10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

REAL PROPERTY

(INCLUDING ANY IMPROVEMENTS)

[THE "PROPERTY" HEREIN]:

Lots 2A & 2B, Block C, WINDERMERE PHASE F, SECTION ONE, A TOWNHOUSE SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 86, Pages 19C-20D, of the Plat Records of Travis County, Texas and as corrected in Volume 9700, Page 523, Volume 9773, Page 887, and Volume 9937, Page 388, Real Property Records, Travis County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:

None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:

Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

VENDOR'S LIEN:

It is expressly agreed that a VENDOR'S LIEN, as well as the superior title in and to the Property, is retained against the Property, premises, and improvements until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

ASSIGNMENT OF VENDOR'S LIEN (3RD-PARTY LENDER FINANCING):

Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a note (the "Note") of even date herewith that is in the principal amount of **\$314,500.00** in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby TRANSFERRED and ASSIGNED to Lender.

DEED OF TRUST:

In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to **Sandler Law Group**, Trustee, for the benefit of Lender.

AD VALOREM TAXES:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise 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 Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.


TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

ACP Residential Holdings LLC,
a Texas limited liability company

By:


Adam Peakes, Manager

NOTARY ACKNOWLEDGMENT

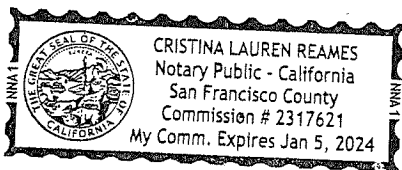
STATE OF CALIFORNIA

COUNTY OF San Francisco§
§
§

This instrument was acknowledged before me on February 23, 2023, by Adam Peakes, as Manager of ACP Residential Holdings LLC, a Texas limited liability company, on behalf of said company.



Notary Public in and for the State of California



After Recording, Please Return to:

Austin Title Company

4301 Bull Creek Road, Suite 180

Austin, Texas 78731

Attn: Brandi Fleming

GF# 1706602300089