FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas
Mar 04, 2021 02:55 PM Fee: $30.00
2021046079
Electronically Recorded

50/CTOT 21-563477-Am **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.

Date: March 2, 2021

Grantor: **Satya P. Sharma, a married person as his sole and separate property; and Charu Sharma, a single person**

Grantor's Mailing Address: 3815 Eastside St, Apt 6036, Houston, TX 77098

Grantee: **Ross A. Petermann and spouse, Karen Petermann; and Scott Petermann, an unmarried man**

Grantee's Mailing Address: 11508 Flushwing Dr. Austin TX 78754

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Bank of England in the principal amount of $243,200.00 (Two Hundred Forty Three Thousand Two Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Bank of England and by a first-lien deed of trust of even date from Grantee to Black, Mann & Graham, LLP, trustee.

Property (including any improvements):

Lot 20, Block Z, PIONEER CROSSING WEST SECTION 7, an Addition in Travis County, Texas, according to the Map or Plat recorded in Document No. 200500217, Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Travis County, Texas.

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 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 and to hold it to Grantee and Grantee's heirs, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and 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.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 2nd day of March, 2021.

Satya P. Sharma

Charu Sharma

THE STATE OF TX §
§
COUNTY OF Travis §

Before me, a Notary Public, the foregoing instrument was acknowledged on 2nd day of March, 2021 by Satya P. Sharma who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

KATHARINE P. ANDERSON
Notary Public
State of Texas
ID # 126205649
My Comm. Expires 08-12-2023

NOTARY PUBLIC, STATE OF TX

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a Notary Public, the foregoing instrument was acknowledged on 2nd day of March, 2021 by Charu Sharma who personally appeared before me, and who is known to me through Driver's License to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

Vaughn Bryant ONeal
My Commission Expires
04/29/2023
ID No. 131992290

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093