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Vicinta Stafford, Burnet County Clerk

Prepared By:
ATTORNEY
BADGER LAW PLLC
3400 AVENUE H, 2ND FLOOR
ROSENBERG, TX 77471

After Recording Mail To:
JARED KING
LEAH M KING
336 PALOMINO PLACE
LIBERTY HILL, TX 78642

Independence Title/GF# 23224G-GTN/KKN

GENERAL WARRANTY DEED

KING
Loan #: **912220139052**
PIN: **B0882-0000-00005-A01**
MIN: **100056399901738937**

THE STATE OF **TEXAS**)(
)(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF **BURNET**)(

THAT **JOHN G LEAKE II, UNMARRIED MAN** hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor paid by **JARED KING AND LEAH M KING, HUSBAND AND WIFE**, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **$514,000.00** of even date herewith, payable to the order of **NETWORK FUNDING, L.P.**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **TRAVIS C. BADGER**, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note and Deed of Trust, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

912220139052

The consideration was bargained on the basis of an "as is, where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties. Grantee has not relied on any information other than the grantee's inspection.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, a trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 26TH day of JULY, 2023.

07/26/2023

- SELLER - JOHN G LEAKE II - DATE -

912220139052

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me [date] July 26, 2023 by **JOHN G LEAKE II.**

(Official Seal or Stamp)

KANDY NICHOLS
My Notary ID # 7796511
Expires May 12, 2025

NOTARY PUBLIC (Signature of Notarial Officer)

(Printed name of Notarial Officer)

My commission expires: _____

Exhibit "A"

METES AND BOUNDS

Being 9.998 acres of land, more or less, out of the P. Turner Survey No. 107, Abstract 882, Burnet County, Texas, and being that same property described in Warranty Deed, recorded in Document Number 201705156, Official Public Records, Burnet County, Texas, **SUBJECT TO** that certain called 50 foot wide access easement described in said Warranty Deed, and **TOGETHER WITH AND SUBJECT TO** that certain called 50 foot wide roadway easement described in Volume 329, Page 444, Deed Records, Burnet County, Texas; said 9.998 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 9.998 acres, same being the North corner of the Smithwick Aquaponic Farms, LLC. 10.00 acres (Document Number 201107954) and on the southwest boundary line of the AT Holding-Burnco, LLC. tract (Volume 1166, Page 411), same also being the **POINT OF BEGINNING;**

THENCE along the line common to this 9.998 acres and said Smithwick 10.00 acres, South 37 degrees 40 minutes 00 seconds West (called South 38 degrees 43 minutes 03 seconds West), at a distance of 477.22 feet pass a 60d nail found in the right 0.16 feet, at a distance of 701.84 feet pass a 1/2 inch iron rod found in to the right 0.18 feet for the South corner of said 50 foot access easement and on the northeast Right-of-Way line of said 50 foot roadway easement, and continuing for a total distance of 726.98 feet (called 727.17 feet to a 1/2 inch iron rod found for the South corner of this 9.998 acres, same being the West corner of said Smithwick 10.00 acres and in the centerline of said 50 foot roadway easement, same also being on the northeast boundary line of the Vanessa B. Thompson 2.000 acres (Document Number 201400191);

THENCE along the line common to this 9.998 acres and said Thompson 2.000 acres, and following the centerline of said 50 foot roadway easement, North 48 degrees 46 minutes 54 seconds West (called North 47 degrees 48 minutes 19 seconds West), a distance of 112.89 feet (called 112.67 feet) to a 1/2 inch iron rod found for an angle corner of this 9.998 acres, same being the North corner of said Thompson 2.000 acres and the East corner of the Aloha Canine Development Center, LLC. 10.00 acres (Document Number 201305338);

THENCE along the line common to this 9.998 acres and said Aloha 10.00 acres, North 51 degrees 00 minutes 01 seconds West (called North 49 degrees 56 minutes 59 seconds West), at a distance of 50.04 feet (called 50.0 feet) pass a 1/2 inch iron rod found on line for the radius point of a cul-de-sac of said 50 foot roadway easement, and continuing for a total distance of 491.28 feet (called 491.15 feet) to a 1/2 inch iron rod found for the West corner of this 9.998 acres, same being the North corner of said Aloha 10.00 acres and on the southeast boundary line of the AT Holding-Burnco, LLC. 239.21 acres (Document Number 201005411);

THENCE along the lines common to this 9.998 acres and said Burnco 239.21 acres, the following courses and distances:

North 38 degrees 43 minutes 55 seconds East (called North 38 degrees 43 minutes 18 seconds East), a distance of 7.41 feet (called 7.43 feet) to a 1/2 inch iron rod found for an angle corner;

North 33 degrees 51 minutes 20 seconds East (called North 34 degrees 48 minutes 35 seconds East), a distance of 55.38 feet (called 55.33 feet) to a 1/2 inch iron rod found for an angle corner;

North 40 degrees 05 minutes 16 seconds East (called North 41 degrees 06 minutes 20 seconds East), a distance of 677.05 feet (called 677.47 feet) to a 1/2 inch iron rod found for the North corner of this 9.998 acres, same being the East corner of said Burnco 239.21 acres and on the southwest boundary line of said Burnco tract (Volume 1166, Page 411);

THENCE along the lines common to this 9.998 acres and said Burnco tract, the following courses and distances:

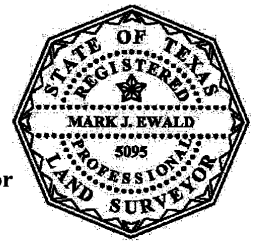
South 49 degrees 42 minutes 27 seconds East (called South 48 degrees 39 minutes 13 seconds East), a distance of 366.79 feet (called 366.67 feet) to a point for an angle corner,

Exhibit "A"

from which the center of a metal fence post bears North 53 degrees 43 minutes 17 seconds East, a distance of 0.39 feet;

South 48 degrees 37 minutes 42 seconds East (called South 47 degrees 34 minutes 28 seconds East), a distance of 212.80 feet to the **POINT OF BEGINNING**, and containing 9.998 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 15, 2023

Exhibit "B"

FIELD NOTES TO ACCOMPANY A SURVEY PLAT FOR A 50 FOOT WIDE ACCESS EASEMENT OUT OF THE PLEASANT TURNER SURVEY NO. 107, ABSTRACT NO. 882, BURNET COUNTY, TEXAS, AND BEING NORTHWESTERLY OF PARALLEL WITH AND ADJOINING THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 10.00 ACRES IN A DEED TO JOAN MAGERKURTH., RECORDED IN VOLUME 1248, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND ALSO BEING OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 157.15 ACRES IN A DEED TO EUGENE J. BUCKELEW, RECORDED IN VOLUME 172, PAGE 184 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS.

COMMENCINGFOR REFERENCE AT A 1/2' IRON ROD FOUND AT THE BASE OF A 3" METAL PIPE FENCE CORNER POST IN OR NEAR THE SOUTHWESTERLY LINE OF THE J.C. MCCLISH SURVEY NO. 78, ABSTRACT NO. 1729, BEING IN OR NEAR THE NORTHEASTERLY LINE OF SAID PLEASANT TURNER SURVEY, BEING THE MOST EASTERLY CORNER OF SATD 10.00 ACRE TRACT, AND BEING IN THE SOUTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1882.929 ACRES IN A DEED TO AT HOLDING-BUNCO, LLC, RECORDED IN VOLUME 1166, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING THE MOST NORTHERLY CORNER OF A REMAINDER OF SAID 157.15 ACRE TRACT, FOR THE MOST EASTERLY CORNER OF A 2.00 ACRE TRACT OF LAND SURVEYED THIS DAY AND FOR WHICH THIS 50 FOOT WIDE ACCESS EASEMENT IS CREATED FOR.

THENCE S 38° 43' 03" W (BASIS OF BEARINGS); WITH THE SOUTHEASTERLY LINE OF SAID 2.00 ACRE TRACT AND OF SAID 10.00 ACRE TRACT, BEING A NORTHWESTERLY LINE OF SAID REMAINDER TRACT, A DISTANCE OF 255.56 FEET TO A 1/2" IRON ROD SET, WITH PLASTIC CAP STAMPED RPLS 4452, AT THE MOST SOUTHERLY CORNER OF SAID 2.00 ACRE TRACT, FOR THE MOST EASTERLY CORNER AND TRUE POINT OF BEGINNING HEREOF;

THENCE S 38° 43' 03" W (BASIS OF BEARINGS), WITH THE SOUTHEASTERLY LINE HEREOF AND OF SAID 10.00 ACRE TRACT, BEING A NORTHWESTERIY LINE OF SAID REMAINDER TRACT, A DISTANCE OF 446.62 FEET TO A COMPUTED POINT IN THE NORTHEASTERLY LINE OF A 50 FOOT WIDE ACCESS EASEMENT DESCRIBED IN VOLUME 329, PAGE 444 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, FOR THE MOST SOUTHERLY CORNER HEREOF, FROM WHICH A 1/2' IRON ROD FOUND BEARS N 20° 39' 26" W, A DISTANCE OF 0.28 FEET, AND FROM THE MOST SOUTHERLY CORNER HEREOF, A 1/2" IRON ROD FOUND IN THE CENTERLINE OF SAID 50 FOOT WIDE ACCESS EASEMENT, BEING THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 10.00 ACRES IN A DEED TO FRANK P. ORTEGO, RECORDED IN

Exhibit "B"

VOLUME 548, PAGE 91 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, BEING AN OUTSIDE "ELL" CORNER OF SAID REMAINDER TRACT AND THE MOST WESTERLY CORNER OF SAID MAGERKURTH 10.00 ACRE TRACT BEARS S 38° 43' 03" W (BASIS OF BEARINGS), A DISTANCE OF 25.05 FEET;

THENCE N 47° 45' 46" W, WITH THE SOUTHWESTERLY LINE HEREOF, BEING THE NORTHEASTERLY LINE OF SAID 50 FOOT WIDE ACCESS EASEMENT, A DISTANCE OF 50.09 FEET TO A COMPUTED POINT FOR THE MOST WESTERLY CORNER HEREOF,

THENCE N 38° 43' 03" E, WITH THE NORTHWESTERLY LINE HEREOF, A DISTANCE OF 443.54 FEET TO A COMPUTED POINT IN THE SOUTHWESTERLY LINE OF SAID 2.00 ACRE TRACT, FOR THE MOST NORTHERLY CORNER HEREOF

THENCE S 51° 16' 57" E, WITH THE NORTHEASTERLY LINE HEREOF, BEING THE SOUTHWESTERLY LINE OF SAID 2.00 ACRE TRACT A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING.

THE STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Burnet County, Texas.

202307492 D
07/28/2023 12:46:26 PM Total Fees: $50.00

Vicinta Stafford,County Clerk
Burnet County, Texas

Vicinta Stafford