FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
May 15, 2023 03:26 PM Fee: $30.00
2023052838
Electronically Recorded

RISE GF# 23040012RTN

AFTER RECORDING RETURN TO:
Ashleigh Renee Della Bianca and Kourtney Ned Cain
1210 Luna Street, #2
Austin, TX 78721

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.

Warranty Deed with Vendor's Lien

Effective Date: May 11, 2023

Grantor: Roberta Louise Merah, as Trustee of The Roberta Louise Merah Living Trust, dated July 6, 2020

Grantor's Mailing Address: 36341 Warwick Drive
Rehoboth Beach, DL 19971

Grantee: Ashleigh Renee Della Bianca, a single person and Kourtney Ned Cain, a single person

Grantee's Mailing Address: 1210 Luna Street, #2
Austin, TX 78721

Consideration: Cash and other good and valuable consideration, along with a note of even date executed by Grantee and payable to the order of Canopy Mortgage LLC in the principal amount of Four Hundred Sixty-Three Thousand Five Hundred and 00/100 Dollars ($463,500.00). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Canopy Mortgage LLC and by a first-lien deed of trust of even date from Grantee to Allan B. Polunsky, trustee.

Property (including any improvements): Unit No. 2, together with an undivided interest in the appurtenant common elements of 1210 LUNA SITE CONDOMINIUMS, a Condominium Regime situated in the City of Austin, Travis County, Texas, according to the Declaration recorded in Clerk's No. 2019126537, Official Records, Travis County, Texas; together with any and all Amendments and/or Supplements thereto.

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.

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 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.

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.

GRANTOR:

Roberta Louise Merah

Roberta Louise Merah, as Trustee of The Roberta Louise Merah Living Trust, dated July 6, 2020

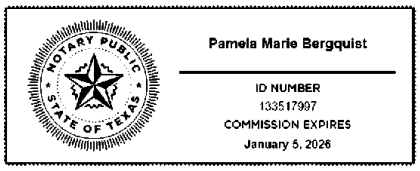
STATE OF TEXAS)

COUNTY OF Harris)

Before me, Pamela Marie Bergquist, on this day personally appeared by means of an interactive two-way audio and video communication, Roberta Louise Merah, as Trustee of The Roberta Louise Merah Living Trust, dated July 6, 2020, who has provided satisfactory evidence of identity in accordance with Chapter 406, Texas Government Code to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

Given under my hand and seal of office this 11th day of May, 2023.

Notary Seal



Digital Certificate

Pamela Marie Bergquist

Notarized online using audio-video communication

PREPARED IN THE OFFICE OF:
Law Office of Kirsten Green
14800 Quorum Drive, Suite 475G
Dallas, Texas 75254