2018046117 DEED Total Pages: 4

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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.

General Warranty Deed with Vendor's Lien

LO Company NMLS ID 697377
LO NMLS ID 1267938
Loan # 2212037-905

AFTER RECORDING RETURN TO:
Jack Arllen Wells, Jr.
1232 Lakeside Ranch Road
Georgetown, TX 78633

03-107 3-18 PR

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Fourteenth day of July, 2017.

Grantor: **PERRY HOMES, LLC**

Grantor's Mailing Address: 9000 GULF FREEWAY
HOUSTON, TX 77017

Grantee: **Jack Arllen Wells, Jr., an unmarried man**

Grantee's Mailing Address: **1232 Lakeside Ranch Road**
Georgetown, TX 78633

Consideration:

Ten Dollars ($10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Two Hundred Fifty Thousand and 00/100 Dollars -- ($250,000.00) made by Grantee payable to the order of Union State Bank , "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson , Trustee.

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I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on MAY 2 4 2018

Dana DeBeauvoir, County Clerk

By Deputy:

D. Bartholomew

D. BARTHOLOMEW

Property (including any improvements):

Lot 11, in Block A, of FINAL PLAT OF LAKESIDE PHASE ONE, an addition in Williamson County, Texas, according to the map or plat thereof recorded in/under Document Number 2015109715 of the Map/Plat Records of Williamson County, Texas and Correction Affidavit in Document Number 2017034820 of the Official Public Records of Travis County, Texas.

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

Grantor, for the consideration and subject to the reservations from 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 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 and exceptions to conveyance and warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) 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 vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns".

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

PERRY HOMES, LLC

By: _____

S. BRADLEY TODES
SENIOR VICE PRESIDENT

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I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on MAY 2 4 2018

Dana DeBeauvoir, County Clerk

By Deputy:

D. Bartholomew

D. BARTHOLOMEW

STATE OF TEXAS
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 14 day of July, 2017 by S. Bradley Tides of PERRY HOMES, LLC, on behalf of said entity.

Notary Public
Printed Name Cynthia Garcia
My commission expires: 07-12-20

CYNTHIA GARCIA
Notary ID #12869618-8
My Commission Expires
July 12, 2020

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I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on... MAY 2 4 2018

Dana DeBeauvoir, County Clerk

By Deputy:

D. Bartholomew

D. BARTHOLOMEW

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
July 18 2017 12:02 PM
FEE: $ 34.00 2017114754

Stewart Title of Austin
(2) 524 N Lamar Blvd Ste 200
E Austin TX 78703

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018046117

DEED Fee: $29.00
05/29/2018 03:35 PM OSALINAS

THE STATE OF TEXAS
WILLIAMSON COUNTY

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas