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Williamson County, Texas Total Pages: 3

03- 319032-TA

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

Date: March 15, 2019

Grantor: Stephen Andrew Gregory

Grantor's Mailing Address: 3614 Camousty Cove
Round Rock, TX 78664

Grantee: Patriot Underground LLC

Grantee's Mailing Address: P.O. Box 863
Liberty Hill, TX 78642

Consideration: A Promissory Note in the original principal sum of One Hundred Thirty Thousand and No/100 Dollars ($130,000.00) payable to the order of Community Bank of Texas ("Lender"), which Promissory Note is secured by a Deed of Trust of even date to Joe F. West, Trustee.

The debt evidenced by said Note is in part payment of the purchase price of the Property. The debt is secured by a deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by this deed. The deed of trust does not waive the vendor's lien, and the two liens and the rights created by said deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

Lot 31, North San Gabriel Ranches, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet B, Slides 137-138 of the Plat Records of Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, 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 the current year, 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 heirs and 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.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

The vendor's lien 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 will become absolute.

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

Stephen Andrew Gregory

STATE OF TEXAS)
COUNTY OF Williamson)

This instrument was acknowledged before me March 15th, 2019, by Stephen Andrew Gregory.

TARA D. ADELMAN
Notary Public, State of Texas
Notary ID# 128883029
My Commission Expires
February 13, 2020

Notary Public, State of Texas

Grantee's Address/Return to:
Patriot Underground LLC
P.O. Box 863
Liberty Hill, TX 78642

GF# 319032-TA

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2019023947

Pages: 3 Fee: $25.00
03/25/2019 01:43 PM

Nancy E. Rister, County Clerk
Williamson County, Texas