15/II4/000/0629559 ARB
2-6608-1315

Return To:
PAUL MOWRY, JR.
12804 COUNCIL BLUFF DRIVE
AUSTIN TX 78727

WD 2006230994
3 PGS

3

Prepared By:
BLACK, MANN & GRAHAM, L.L.P.
4900 WOODWAY DRIVE, SUITE 650
HOUSTON, TEXAS 77056

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NOTICE OF CONFIDENTIALITY RIGHTS:
If you are a natural person, you may remove or strike any of the following information from this instrument 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

MIN #:1001504-1006200164-6

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

THAT WILLIAM G. GRUNDSTROM and KAREN M. GRUNDSTROM, HUSBAND AND WIFE

, 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 PAUL MOWRY, JR., AN UNMARRIED PERSON

, 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 Grantee of one certain Promissory Note in the principal sum of One Hundred Fifty Five Thousand Two Hundred Dollars and no/100

, of even date herewith, payable to the order of MILESTONE MORTGAGE CORPORATION

, 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
L. B. HODGES

, Trustee; and

AP#:1801011 LN#: 09-39-212788

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 evidenced by the above-described Note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are 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:

LOT 18, BLOCK A, PRESTON OAKS SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 97, PAGE 353, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Parcel ID Number: 2-6608-1315

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.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

Initials

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, mineral 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.

Initials

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, or 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 20th day of November 2006 .

WILLIAM G. GRUNDSTROM

KAREN M. GRUNDSTROM

GRANTEE'S ADDRESS:
PAUL MOWRY, JR.
12804 COUNCIL BLUFF DRIVE
AUSTIN ,TX 78727

STATE OF TEXAS
County of Travis
Before me Carol D. Bellomy on this day personally appeared
WILLIAM G. GRUNDSTROM and KAREN M. GRUNDSTROM

known to me (or proved to me on the oath of or through drivers licenses) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30 day of November 2006

Notary Public

AP#: 1801011 LN#: 09-39-212788

VMP-970(TX) (0307)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2006 Dec 01 04:39 PM 2006230994

BARTHOD $24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Jul 13, 2023 01:13 PM Fee: $34.00
2023078135
Electronically Recorded

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 ENHANCED LIFE ESTATE

June 29, 2023

Name of Grantor:	Paul Mowry Jr.
Grantor's Mailing Address:	12804 Council Bluff Dr., Austin, TX 78727 Travis County
Name of Grantee:	Russell Dale Mowry
Grantee's Mailing Address:	5219 E. Briarwood Ave., Centennial, CO 80122 Arapahoe County
Name of Grantee:	Rebecca April Mowry
Grantee's Mailing Address:	619 S. 7th St., Hamilton, MT 59840 Ravalli County

Property (including any improvements):

LOT 18, BLOCK A, PRESTON OAKS SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 97, PAGE 353, PLAT RECORDS, TRAVIS COUNTY, TEXAS; more commonly known as: 12804 Council Bluff Dr., Austin, TX 78727.

Consideration: Good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Reservations from Conveyance:

For Grantor and Grantor's assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the life of Grantor, as a life estate. Grantor further retains

complete power, without the joinder of any person, to mortgage, sell, and convey the Property, in whole or in part, and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas, and other mineral leases for any term of years and for a term based on the continuing production of oil, gas, or other minerals from the Property, ending either before or after Grantor's death; to grant any interest in the Property, by gift, sale, or otherwise, so as to terminate the interests of Grantees, as Grantor in Grantor's sole discretion shall decide; and to invest and reinvest all proceeds from the sale or other disposition of the Property and to possess and consume all proceeds from the sale or other disposition of the property to the exclusion of Grantees. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties, and other benefits payable on any mortgage, sale, or conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remainderman and without liability for waste. Grantor further reserves the right to cancel this deed by further conveyance, even to Grantor, which may destroy any and all rights which Grantees may possess under this deed. Grantees shall hold a remainder interest in the Property and upon the death of Grantor, if the Property has not been previously disposed of prior to Grantor's death, all right, title, and interest to the Property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, conveyances, and other instruments that affect the property; and taxes for the year in which the Grantor's life estate terminates, the payment of which Grantees assume; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' 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 Grantees and Grantees' 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.

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

Executed on this 29th day of June, 2023.

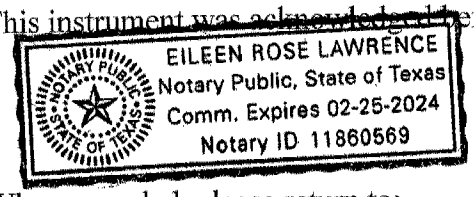
Paul Mowry Jr.

[Acknowledgement and return address on the following page.]

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 29th day of June, 2023, by Paul Mowry Jr.



Notary Public, State of Texas

When recorded, please return to:
Eileen Lawrence
The Law Office of Eileen Lawrence, PLLC
200 University Blvd. Suite 225 #372
Round Rock, TX 78665