



GENERAL WARRANTY DEED WITH VENDOR'S LIEN

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.

DATE: August 23, 2016

GRANTOR: Grant R. Hoffmeister and Ingrid K. Hoffmeister

GRANTOR'S MAILING ADDRESS: P.O. Box 1275 - Burnet Texas 78611

GRANTEE: Richard L. Anschutz and Michelle L. Anschutz, husband and wife

GRANTEE'S MAILING ADDRESS: 1283 Rattle Snake Trail
Burnet, TX 78611

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$410,000.00, and is executed by Grantee, payable to the order of Mortgage Research Center, LLC dba Veterans United Home Loans. The note is secured by a vendor's lien retained in favor of Mortgage Research Center, LLC dba Veterans United Home Loans in this deed and by a deed of trust of even date from Grantee to Scott R. Valby, Trustee.

PROPERTY (including any improvements):

Being Lot Nos. Six (6) and Seven (7), ANDTREE ADDITION, SECTION ONE, a subdivision in Burnet County, Texas, as shown on plat recorded in Cabinet 1, Slide 89C, Plat Records of Burnet County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2016 and subsequent years.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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 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.

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

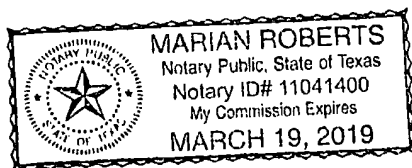
Mortgage Research Center, LLC dba Veterans United Home Loans, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Mortgage Research Center, LLC dba Veterans United Home Loans and are transferred to that party.

Grant R Hoffmeister
Grant R. Hoffmeister

Ingrid K Hoffmeister
Ingrid K. Hoffmeister

State of Texas
County of Williamson

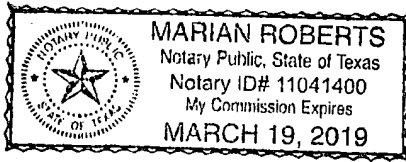
This instrument was acknowledged before me on the 23 day of August, 2016, by Grant R. Hoffmeister.



Marian Roberts
Notary Public, State of Texas
Marian Roberts

State of Texas
County of Williamson

This instrument was acknowledged before me on the 23 day of August, 2016, by Ingrid K. Hoffmeister.




Notary Public, State of Texas
Marian Roberts


Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 16008010

After Recording Return To:
AFTER RECORDING RETURN TO:
Austin Title Company
901 Cypress Creek Road, Suite 204
Cedar Park, TX 78613
GF# AUT 160 080 10-040

Da8010-fw



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


Janet Parker, County Clerk
Burnet County Texas
8/26/2016 11:26:58 AM
FEE: \$24.00 201608140
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