ELECTRONICALLY RECORDED 2014042347
Williamson County Texas

General Warranty Deed

(with Vendor's Lien)

HOLT 1410204 15/1TC/

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: June 2, 2014

Grantor: Lesley L. Ballard also known as Lesley Laree Ballard

Grantor's Mailing Address: 801 Roberts St Texarkana AR 71854

Grantee: Cory Wellbrock and wife, Jennifer Wellbrock

Grantee's Mailing Address: 137 Barn Owl loop, Leander, TX 78641

Consideration: Cash and two notes, dated June 2, 2014, both executed by Cory Wellbrock and wife, Jennifer Wellbrock and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of University Federal Credit Union in the principal amount of $157,600.00. The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of University Federal Credit Union and is also secured by a first-lien deed of trust, of even date, to Chris Peirson, trustee, recorded in the real property records of Williamson County, Texas. The second-lien note is payable to the order of University Federal Credit Union in the principal amount of $29,550.00. The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the Property retained in this deed in favor of University Federal Credit Union and is also secured by a second-lien deed of trust also of even date, to Chris Peirson, trustee, recorded in the real property records of Williamson County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of University Federal Credit Union until the $157,600.00 note described above is fully paid according to its terms, at which time this deed will become absolute. The vendor's lien and superior title are transferred to University Federal Credit Union without recourse.

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A second and inferior vendor's lien against and superior title to the Property are also retained for the benefit of University Federal Credit Union to secure the $29,550.00 note described above is fully paid according to its terms, at which time this deed will become absolute. This second and inferior vendor's lien against and superior title to the Property are and will remain subordinate and inferior to all liens securing the $157,600.00 first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it. The vendor's lien and superior title are transferred to University Federal Credit Union without recourse.

Property (including any improvements):

Lot 10, Block C, SUMMERLYN PHASE L-2, according to the map or plat thereof recorded in Cabinet DD, Slide 164, Plat Records, Williamson County, Texas.

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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

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

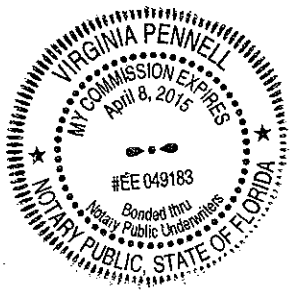
Lesley L. Ballard also known as Lesley Laree Ballard

State of FLORIDA
County of MONROE

This document was acknowledged before me on June 3rd 2014 by Lesley L. Ballard also known as Lesley Laree Ballard.

Notary Public, State of FLORIDA

AFTER RECORDING RETURN TO:



2014042347
Electronically Recorded
OFFICIAL PUBLIC RECORDS
Nancy E. Rister
Nancy E. Rister, County Clerk
2014 June 05 11:28 AM
FEE: $29.00 PGS 3
Williamson County Texas