

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

Chicago Title

GFA David J. J. J.

**SPECIAL WARRANTY DEED**

**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.**

**Grantor:** NATIONAL RESIDENTIAL NOMINEE SERVICES INC., A DELAWARE CORPORATION

**Grantor's Mailing Address:** 6640 SHADY OAK ROAD, SUITE 400, EDEN PRAIRIE, MINNESOTA 55344

**Grantee:** Ross Eric Sagehorn a/k/a Ross Sagehorn and Carley Renee Sagehorn a/k/a Carley Sagehorn, husband and wife.

**Grantee's Mailing Address:** 140 Housefinch Loop  
Leander, TX 78641

**Consideration:** TEN AND NO/100-----(\$10.00)-----DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED.

Check and complete all that apply:



AND a Note of even date herewith in the original principal amount of \$ 212,000.00 executed by Grantee, payable to the order of Wells Fargo Bank, NA ("Lender"). 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 Robert K. Fowler TRUSTEE(S).

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms; at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, or heirs and assigns, the Payee named in said Note, without recourse on Grantor.



AND THE FURTHER CONSIDERATION AND DELIVERY by the Grantee herein of that one certain Note of even date herewith in the original principal amount of \$ \_\_\_\_\_ executed by Grantee, payable to the order of \_\_\_\_\_ ("Secondary Lender"). The Note is secured by the Vendor's Lien retained in favor of Secondary Lender in this Deed and by a Deed of Trust of even date from Grantee to \_\_\_\_\_, TRUSTEE(S); said Note and liens securing its payment being SUBORDINATE AND INFERIOR to the Note hereinabove described and the liens securing its payment.

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Secondary Lender, its successors and assigns, or heirs and assigns, the Payee named in said Note, without recourse on Grantor.

**Property (including any improvements):**

**LOT 11, BLOCK "F", OF SUMMERLYN, PHASE L-3, A SUBDIVISION ON WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET GG, SLIDE 294, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.**

**Reservations from and Exceptions to Conveyance and Warranty:**

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS OF RECORD IN WILLIAMSON COUNTY, TEXAS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

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 Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

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

EXECUTED THIS THE 3 DAY OF February 2020,  
to be effective February 13, 2020

NATIONAL RESIDENTIAL NOMINEE SERVICES  
INC., A DELAWARE CORPORATION

BY: *Rachael Luby*

Rachael Luby

(Acknowledgment)

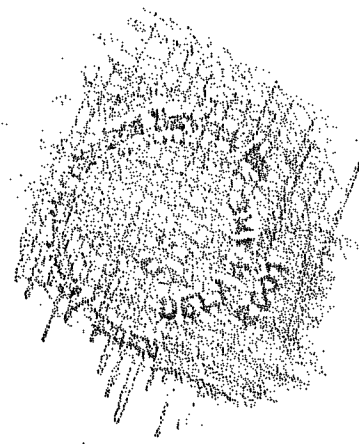
THE STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me on the 3rd day of February,  
2020 by Rachael Luby, V.P. OF NATIONAL  
RESIDENTIAL NOMINEE SERVICES INC., A DELAWARE CORPORATION, ON BEHALF OF SAID  
CORPORATION.



*Stacy Scherer*  
Notary Public, State of Minnesota  
My Commission Expires: 1/31/2024  
Notary's printed Name: Stacy Scherer

AFTER RECORDING RETURN TO:



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020015030**

Pages: 4 Fee: \$29.00  
02/14/2020 10:02 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas