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Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas
Mar 02, 2021 09:59 AM Fee: $34.00
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GF# 2579574

SPECIAL 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: February 24th, 2021

GRANTOR: Starlight Homes Texas L.L.C., a Delaware limited liability company

GRANTOR'S MAILING ADDRESS: 10721 Research Blvd. Suite B210, Austin, Texas 78759

GRANTEE: Ekua Ayatra Assabill, an unmarried woman

GRANTEE'S MAILING ADDRESS: 14413 Shooter McGavin, Manor, TX 78653

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 $251,505.00, and is executed by Grantee, payable to the order of Velocio Mortgage L.L.C. The note is secured by a vendor's lien retained in favor of Velocio Mortgage L.L.C. in this deed and by a deed of trust of even date from Grantee to Scott R. Valby, Trustee.

PROPERTY (including any improvements):

LOT 13, BLOCK M, PRESIDENTIAL HEIGHTS PHASE 5, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 202000125, OFFICIAL PUBLIC RECORDS, TRAVIS 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 2021 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, when the claim is by, through or under Grantor, but not otherwise.

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.

Velocio Mortgage L.L.C., 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 Velocio Mortgage L.L.C. and are transferred to that party.

Starlight Homes Texas L.L.C., a Delaware limited liability company

By: _____

Name: Michael G. Ringel

Title: VP of Finance

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of First American Title Insurance Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 24th day of February, 2021, by Michael G. Ringel, VP of Finance of Starlight Homes Texas L.L.C., a Delaware limited liability company, on behalf of said company.

CARRIE GARRETT
Notary Public, State of Texas
Comm. Expires 03-08-2024
Notary ID 130572245

Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 2579573

After Recording Return To:

Df9573-sw