

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Rose Pietsch

ROSE PIETSCH, County Clerk
Bastrop Texas

January 29, 2020 09:30:15 AM 202001437
FEE: \$34.00
DEED

15/ITC/ 1951/22 -BAS/CKC

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: January 28, 2020

Grantor: KYLE HOLLOWAY a/k/a KYLE E. HOLLOWAY and PRESLEY
HOLLOWAY a/k/a PRESLEY JADE HOLLOWAY, spouses

Grantor's Mailing Address:

200 CR 157 Georgetown
TX 78626

Grantee: PARRY MORGAN, a single person

Grantee's Mailing Address:

147 Pin Oaks xing
elgin, TX 78621

Consideration: Cash and a note of even date executed by Grantee and payable to the order of QUICKEN LOANS INC. in the principal amount of Three Hundred Three Thousand Fifty and 00/100 Dollars (\$303,050.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of QUICKEN LOANS INC. and by a first-lien deed of trust of even date from Grantee to MANDY BENNETT, Trustee.

QUICKEN LOANS INC., 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of QUICKEN LOANS INC. and are transferred to QUICKEN LOANS INC. without recourse against Grantor.

Property (including any improvements):

Lot 24, THE ARBORS AT DOGWOOD CREEK, SECTION 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 3, Page 83B, Plat Records of Bastrop County, Texas.

Reservations from Conveyance: None.

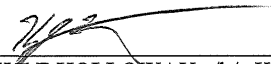
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water 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; and taxes for 2020, 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.

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.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

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 will become absolute.

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



KYLE HOLLOWAY a/k/a KYLE E. HOLLOWAY



PRESLEY HOLLOWAY a/k/a PRESLEY JADE HOLLOWAY

STATE OF TEXAS §
COUNTY OF Bastrop §

This instrument was acknowledged before me on the 28th day of January, 2020, by
KYLE HOLLOWAY a/k/a KYLE E. HOLLOWAY and PRESLEY HOLLOWAY a/k/a
PRESLEY JADE HOLLOWAY.

Connie K. Carroll
NOTARY PUBLIC, State of Texas

