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Williamson County, Texas Total Pages: 4

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After Recording Mail To:
JAKE M FLANAGAN
REBECCA ROGERS FLANAGAN
9405 SHADY OAKS DR
AUSTIN, TX 78729
03 - 18271653 -CC/CC

GENERAL WARRANTY DEED

FLANAGAN
Loan #: **912220136596**
PIN: **R359446**
MIN: **100056399901646791**

THE STATE OF **TEXAS**)(
)(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF **WILLIAMSON**)(

THAT **NICOLE ELIZABETH REAVIS, SINGLE WOMAN** hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor paid by **JAKE M FLANAGAN AND REBECCA ROGERS FLANAGAN, HUSBAND AND WIFE**, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **$632,000.00** of even date herewith, payable to the order of **NETWORK FUNDING, L.P.**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **TRAVIS C. BADGER**, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note and Deed of Trust, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:

LOT 7, BLOCK B, DAVIS SPRING SECTION 6-A, A SUBDIVISION SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET N, SLIDE 244, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim

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the same or any part thereof.

The consideration was bargained on the basis of an "as is, where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties. Grantee has not relied on any information other than the grantee's inspection.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, a trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 27TH day of JANUARY, 2023.

1.27.2023

- SELLER - NICOLE ELIZABETH REAVIS - DATE -

912220136596

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me [date] January 27, 2023 by **NICOLE ELIZABETH REAVIS**.

(Official Seal or Stamp)

NOTARY PUBLIC (Signature of Notarial Officer)

DARLENE CATE CHISM
My Notary ID # 1109586-0
Expires January 22, 2026

(Printed name of Notarial Officer)

My commission expires: _____

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2023007205

Pages: 4 Fee: $34.00
01/27/2023 01:40 PM
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Nancy E. Rister, County Clerk
Williamson County,Texas