FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir, County Clerk
Travis County, Texas
Jul 20, 2021 04:49 PM Fee: $34.00
2021162025
Electronically Recorded

AUSTIN TITLE COMPANY

GF# AUT21008903-035

General Warranty Deed

(with Vendor's Lien)

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: July 20, 2021

Grantor: Ross McGibney and Laura McGibney

Grantor's Mailing Address: 14724 Lake Victor Drive Pflugerville TX 78660

Grantee: Caden Jerry Sanders, a single man as sole owner

Grantee's Mailing Address: 14724 Lake Victor Dr. Pflugerville, TX 78660

Consideration: Cash and a note, dated July 20, 2021, executed by Borrower and payable to the order of United Wholesale Mortgage, LLC ("Lender") in the principal amount of $417,100.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of United Wholesale Mortgage, LLC and is also secured by a first-lien deed of trust, of even date, to Black, Mann & Graham, L.L.P., Trustee, recorded in the real property records of Travis County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of United Wholesale Mortgage, LLC until the $417,100.00 note described above is fully paid according to its terms, at which time this deed will become absolute as to the lien securing this note. The vendor's lien and superior title are transferred to United Wholesale Mortgage, LLC without recourse.

Property (including any improvements):

Lot 38, Block A, LAKES OF NORTHTOWN SECTION FIVE, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201100146, Official Public Records of Travis 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 also 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.

Limitation of Warranties: Pursuant to Section 7 of the purchase and sale contract between Grantor, as Seller, and Grantee, as Buyer, Grantee accepts the Property "AS IS". "As is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in the purchase and sale contract.

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

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Austin Title 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.**

Ross McGibney

Laura McGibney

State of Texas
County of Travis

This document was acknowledged before me on July 20, 2021 by Ross McGibney.

Notary Public, State of _____

AMY WEAVER
Notary Public, State of Texas
Notary ID# 128242454
My Commission Expires
APRIL 16, 2022

State of Texas
County of Travis

This document was acknowledged before me on July 20, 2021 by Laura McGibney.

Notary Public, State of _____

AMY WEAVER
Notary Public, State of Texas
Notary ID# 128242454
My Commission Expires
APRIL 16, 2022

Prepared By:
Hancock McGill & Bleau, L.L.L.P.
Attorneys at Law
File No. 21008903-sw

After Recording Return To:

_____
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