

**GENERAL WARRANTY DEED
with Vendor's Lien**

Independence Title/GF# 2312788 -CPK/JH

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.

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

DATE:

May 8, 2023

GRANTOR:

Janet McCann, Individually and as Independent Executor of the Estate of Kevin McCann, Deceased, under Probate Cause No. 22-E-414, Durham County, North Carolina

GRANTOR'S ADDRESS:

28 Covington Lane, Durham, NC 27712

GRANTEE:

Aravind Dileepan and Heather Dileepan, a married couple

GRANTEE'S ADDRESS:

1508 Deer Ledge Trail, Cedar Park, TX 78613

LENDER:

Loanpeople, LLC, a Texas limited liability company

LENDER'S ADDRESS:

3420 Executive Center Drive, Suite G100, Austin, TX 78257

CONSIDERATION:

TEN DOLLARS (\$10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

Lot 2, Block E, AMENDED PLAT OF BUTTERCUP CREEK
PHASE IV SECTIONS 1 AND 2, according to the map or plat
thereof, recorded in Cabinet L, Slide 307, Plat Records,
Williamson County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:
None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:
Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

VENDOR'S LIEN:
It is expressly agreed that a VENDOR'S LIEN, as well as the superior title in and to the Property, is retained against the Property, premises, and improvements until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

ASSIGNMENT OF VENDOR'S LIEN (3RD-PARTY LENDER FINANCING):
Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a note (the "Note") of even date herewith that is in the principal amount of \$530,803.00 in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby TRANSFERRED and ASSIGNED to Lender.

DEED OF TRUST:
In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to Allan B. Polunsky, Trustee, for the benefit of Lender.

AD VALOREM TAXES:
Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:
Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, 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 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 Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

Janet McCann
Janet McCann

Janet McCann
Janet McCann, as Independent Executor
of the Estate of Kevin McCann,
Deceased, under Probate Cause No. 22-E-414, Durham County, North Carolina

NOTARY ACKNOWLEDGMENT

STATE OF NORTH CAROLINA §
 §
COUNTY OF Durham §

This instrument was acknowledged before me on May 8, 2023, by Janet McCann, Individually and as Independent Executor of the Estate of Kevin McCann, Deceased, under Probate Cause No. 22-E-414, Durham County, North Carolina.

[Signature]

Notary Public in and for the State of North Carolina

RISA ABNEY
NOTARY PUBLIC
DURHAM COUNTY
NORTH CAROLINA

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023037626

Pages: 4 Fee: \$34.00

05/10/2023 08:27 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas