ELECTRONICALLY RECORDED 2023074933
Williamson County, Texas Total Pages: 4

GF No. 21-638569-GT

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.

SPECIAL WARRANTY DEED
with Third-Party Vendor's Lien

Date: September 5, 2023

Grantor: Sitterle Homes - Austin, LLC, a Texas limited liability company

Grantee: Shannon Seib and Brian Seib, wife and husband

Grantee's Mailing Address:

347 MASON CT.
Georgetown, TX 78628

Consideration:

Ten and No/100 Dollars ($10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **LendSure Mortgage Corp.** in the principal amount of **THREE HUNDRED THIRTY-FIVE THOUSAND TWO HUNDRED NINETY-NINE AND NO/100 DOLLARS ($335,299.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **LendSure Mortgage Corp.** and by a first-lien deed of trust of even date from Grantee to **Thomas E. Black, Jr., Trustee**.

Property (including any improvements):

Lot 15, Block A, CIMARRON HILLS PHASE 3, SECTION 3, according to the Map or Plat thereof recorded in Document No. 2012102542, of the Official Public Records, of Williamson County, Texas.

Commonly known as 152 Limestone Drive, Georgetown, TX 78628.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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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 claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

LendSure Mortgage Corp., 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 **LendSure Mortgage Corp.** and are transferred to **LendSure Mortgage Corp.** without recourse against Grantor. 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. 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, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

SITTERLE HOMES - AUSTIN, LLC

Julianna DeLong, Assistant Secretary

Date: September 5, 2023

GF No. 21-638569-GT

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me, the undersigned notary, on the 5TH day of September, 2023 by **Julianna DeLong, Assistant Secretary of Sitterle Homes - Austin, LLC.**

Tamara Teixeira
My Commission Expires
11/3/2026
Notary ID 134050284

Tamara Teixeira
Notary Public, State of Texas

TAMARA TEIXEIRA
Printed Name of Notary

11/3/2026
My Commission Expires

AFTER RECORDING RETURN TO:

Shannon Seib and Brian Seib

Capital Title of Texas, LLC
401 West University
Georgetown, TX 78626

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2023074933

Pages: 4 Fee: $34.00
09/07/2023 08:30 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas