

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.

Warranty Deed with Vendor's Lien

Date: December 5, 2024
Grantor: CastleRock Communities, LLC, a Delaware limited liability company
Grantor's Mailing Address: 2401 Fountain View Drive,
#215, Houston, Texas 77057
Grantee: Jacob Leonard Morrison and Sophia Fox, husband and wife
Grantee's Mailing Address: 157 LT Rusty Drive,
Jarrell, TX 76537
Consideration: Cash and a Promissory Note in the original principal sum of Three Hundred Seven Thousand Four Hundred and No/100 Dollars (\$307,400.00) payable to the order of InterLinc Mortgage Services, LLC ("Lender"), which Promissory Note is secured by a Deed of Trust to Allan B. Polunsky, Trustee.

The debt evidenced by said Note is in part payment of the purchase price of the Property. The debt is secured by a deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the vendor's lien is transferred to Lender by this deed. The deed of trust does not waive the vendor's lien, and the two liens and the rights created by said deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

Lot 23, Block A, RIO LOBO PHASE 2, an addition of Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2021142268, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: None

GF# 2479082-GA

46-Bedrock Title-GF# 2479082-GA-41

Exceptions to Conveyance and Warranty:

Liens, if any, 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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

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.

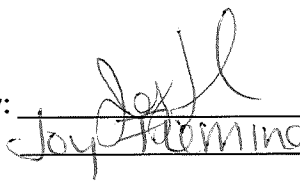
Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse 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.

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

CastleRock Communities, LLC
a Delaware limited liability company

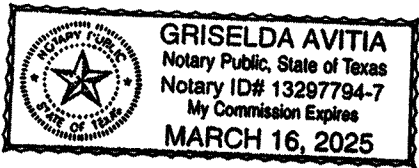
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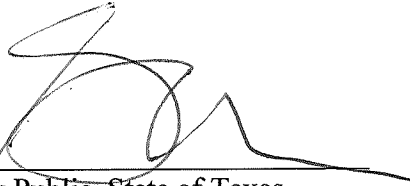


Jay Fleming, Authorized Agent

State of Texas
County of Travis

This document was acknowledged before me on December 5, 2024 by Joy Fleming, Authorized Agent of CastleRock Communities, LLC, a Delaware limited liability company, on behalf of the company.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jacob Leonard Morrison and Sophia Fox
157 LT Rusty Drive,
Jarrell, TX 76537

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024097833

Pages: 4 Fee: \$33.00

12/10/2024 09:17 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas