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Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2016-16007736
Recorded As : ELECTRONIC RECORDING

Recorded On:	**March 15, 2016**
Recorded At:	**10:31:46 am**
Number of Pages:	**4**
Recording Fee:	**$34.00**

Parties:

Direct- MILESTONE COMMUNITY BUILDERS LL
Indirect- KRAUSE JAMIE LAYNE

Receipt Number:	**423456**
Processed By:	**Barbara Rodriguez**

************** THIS PAGE IS PART OF THE INSTRUMENT **************

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

COUNTY COURT OF HAYS COUNTY, TEXAS

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q Gonzalez

Liz Q. Gonzalez, County Clerk

After recording, please return to:
Graystone Title
3015 North Shoal Creek Blvd., Suite #114
Austin, TX 78757

01460-4257

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

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

That **MILESTONE COMMUNITY BUILDERS, LLC**, a Texas limited liability company ("**Grantor**") for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by **JAMIE LAYNE KRAUSE, A SINGLE WOMAN** ("**Grantee**") has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto Grantee, whose address is **164 Diamondback Cove, Buda, Texas 78610**, the following described real property, together with all improvements thereon, if any (the "**Property**"):

> Lot 100, Block A, of Shadow Creek Phase Four Section Two, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 15, Pages 286-288 of the Plat Records of Hays County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, including Grantor's right, title and interest in and to any dedicated public street, road or avenue adjoining the Property and a non-exclusive easement to use any private street or roadway adjoining the Property; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all restrictions, reservations, easements, covenants, conditions, and leases of record in Hays County, Texas, or visible or apparent on the ground; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

The consideration for this conveyance is as follows: A full valuable cash consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the Property, and one certain promissory note of even date herewith in the principal amount of **$232,732.00** (the "**Note**") made, executed and delivered by Grantee, payable to the order of **CMG MORTGAGE, INC DBA CMG FINANCIAL, #1820, whose address is 3160 CROW CANYON ROAD, SUITE 400, SAN RAMON, CALIFORNIA 94583** ("**Beneficiary**"). The Note is by reference incorporated herein as

fully and completely as if the same were here set forth verbatim. The vendor's lien, together with superior title remaining in Grantor, as vendor, is retained against the Property in favor of Beneficiary for the security of and until the full and final payment of the Note, when and whereupon this deed shall become absolute, and superior title remaining in Grantor is hereby granted and conveyed to Beneficiary, without recourse or warranty of any kind or nature. Payment of the Note is additionally secured by a deed of trust lien on the Property created in that certain deed of trust of even date herewith (the "**Deed of Trust**") from Grantee to **THOMAS E. BLACK JR., whose address is 2905 CORPORATE CIRCLE, FLOWER MOUND, TEXAS 75028-2266, Trustee**, and in the event of default in the payment of the Note, or in the event of default in the performance of any of the covenants or conditions contained in the Deed of Trust which on the part of the grantor therein are to be kept and performed, then Beneficiary shall have the option to mature the Note and to foreclose the vendor's lien herein retained or the Deed of Trust lien which secures the payment of the Note, or both of said liens, either under the power of sale contained in the Deed of Trust or by court proceedings, as Beneficiary may elect.

Grantor and Grantee have prorated ad valorem taxes for the year 2016. Grantee hereby assumes payment of all taxes for the year 2016 and subsequent years.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on the date set forth in the acknowledgment set forth below to be effective as of date recorded in the Official Public Records of Hays County, Texas.

GRANTOR:

MILESTONE COMMUNITY BUILDERS, LLC, a Texas limited liability company

By: _____
Garrett S. Martin, President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 11 day of March, 2016, by Garrett S. Martin, President of Milestone Community Builders, LLC, a Texas limited liability company, on behalf of said limited liability company.

(Seal)

_____
Notary Public Signature

KRIS M. KAHENY
Notary Public, State of Texas
My Commission Expires
February 05, 2018