ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS

KRISTA BARTSCH, County Clerk
Bastrop Texas
May 23, 2022 01:11:53 PM
FEE: $38.00
DEED

202211412

03-1661166-SB

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DELGADO
Loan Number: RCE0000108772
MIN:100072450004216832

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.

THE STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF **BASTROP**)(

THAT **CALEDONIA BUILDERS, LLC,** hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars ($10.00) and other good and valuable consideration to Grantor paid by **JOSHUA KANE DELGADO AND MARISSA MCCANN DELGADO, HUSBAND AND WIFE,** hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain promissory note(s) hereinafter called "Note", in the principal sum of **$359,594.00,** of even date herewith, payable to the order of **CMG MORTGAGE, INC. dba CMG FINANCIAL,** hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **SCOTT R. VALBY,** Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs 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.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 20th day of MAY, 2022.

CALEDONIA BUILDERS, LLC

By: Ian Boyd
Name: Ian Boyd
Title: Manager

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me this 5/19/22 by Ian Boyd (Name), Manager (Title) of CALEDONIA BUILDERS, LLC, on behalf of the LIMITED LIABILITY COMPANY.

Notary Public

GRANTEE'S ADDRESS:
180 PECOS ST
CEDAR CREEK, TEXAS 78612

SHERRI BERRY
Notary Public, State of Texas
Notary ID# 224863-2
My Commission Expires
OCTOBER 3, 2024

DELGADO
Loan Number: RCE0000108772
MIN:100072450004216832

EXHIBIT "A"

LOT 41, BLOCK A, DOUBLE EAGLE RANCH, SECTION 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 6, PAGE 102A , PLAT RECORDS OF BASTROP COUNTY, TEXAS, AS CORRECTED IN DOCUMENT NO.201811517 , OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.