ELECTRONICALLY RECORDED 2019124899
Williamson County, Texas Total Pages: 4

09-FirstAm-GF# 2454526

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

DATE: December 26, 2019

GRANTOR: Century Land Holdings II, LLC, a Colorado limited liability company d/b/a Century LH II, LLC

GRANTOR'S MAILING ADDRESS: 6500 River Place Boulevard, Building 2, Suite 200, Austin, TX 78730

GRANTEE: Janice Noronha, a single woman

GRANTEE'S MAILING ADDRESS: 1837 Artesian Springs Crossing Leander, TX 78641

CONSIDERATION:

$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of $214,890.00, and is executed by Grantee, payable to the order of Inspire Home Loans Inc. The note is secured by a vendor's lien retained in favor of Inspire Home Loans Inc. in this deed and by a deed of trust of even date from Grantee to Charles H. Newman, Trustee.

PROPERTY (including any improvements):

Lot Seventy-Three (73) in Block B of CRYSTAL SPRINGS, PHASE ONE (1), a subdivision of 93.607 acres of land situated in the Walter Campbell Survey, Abstract No. 3, in the City of Leander, Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2018063153, of the Official Public Records of Williamson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, 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 hereby 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 and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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 shall become absolute.

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

Inspire Home Loans Inc., 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 described. The vendor's lien and superior title to the property are retained for the benefit of Inspire Home Loans Inc. and are transferred to that party.

Century Land Holdings II, LLC, a Colorado limited liability company DBA Century LH II, LLC

By: Century Land Holdings, LLC, a Colorado limited liability company, Sole Member

By: _____

Name: Chris Key, VP of Finance
Authorized Signatory

Title: _____

Acknowledgement

State of TEXAS
County of TRAVIS

This instrument was acknowledged before me on the 23 day of December, 2019, by CHRIS ICEY VP of Finance of Century Land Holdings, LLC, a Colorado limited liability company, as Sole Member of Century Land Holdings II, LLC, a Colorado limited liability company DBA Century LH II, LLC, on behalf of said entities.

KAY L. COEN-LUBOJASKY
My Notary ID # 200320
Expires October 31, 2021

Notary Public, State of TEXAS

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 19090041

After Recording Return To:

Dd0041-fw

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2019124899

Pages: 4 Fee: $29.00
12/26/2019 02:15 PM

Nancy E. Rister, County Clerk
Williamson County, Texas