FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Jan 31, 2022 03:30 PM Fee: $42.00
2022018938
Electronically Recorded
Loan No: 83218463

14665-21-04746

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.

January 26, 2022

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF **TRAVIS**

THAT **MARY JO KRAUSE-CHAVEZ AND CARLOS CHAVEZ**, 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 **EVAN HWANG, AN UNMARRIED MAN, AND TZUFANG HUANG, A MARRIED WOMAN**, whose mailing address is, **2500 UNIVERSITY AVE ROOM 307, AUSTIN, TX 78705**, 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 Grantee of one certain Promissory Note in the principal sum of **($339,200.00) Three Hundred Thirty Nine Thousand Two Hundred and no/100**, of even date herewith, payable to the order of **ASSURANCE FINANCIAL GROUP, LLC** 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 **MICHAEL BURNS, ATTORNEY AT LAW, P.O. BOX 992 , ALLEN, TX 75013**, 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 evidenced by the above-described note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Tax/Parcel ID Number: 733775

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 .

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

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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.

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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 17th day of January 2022.

Mary Jo Krause-Chavez
MARY JO KRAUSE-CHAVEZ -Seller

Carlos Chavez
CARLOS CHAVEZ -Seller

Loan No: 83218463

State of Texas §
County of Williamson §
This instrument was acknowledged before me on the 27 day of January 2022 by **MARY JO KRAUSE-CHAVEZ and CARLOS CHAVEZ.**

[Seal]

ANN B. TOWNSEND
Notary Public
State of Texas
ID # 1082027
Comm. Expires 05/08/2024

Ann B. Townsend
Notary Public

Ann B. Townsend
(Printed Name)

My Commission Expires: 5-8-2024

GRANTEE/RETURN ADDRESS:
EVAN HWANG
2500 UNIVERSITY AVE ROOM 307
AUSTIN, TX 78705

EXHIBIT A
LEGAL DESCRIPTION

Unit C33, of RESERVE AT WESTCREEK, a Condominium Project in Travis County, Texas, together with the limited common elements and an undivided interest in and to the general common elements, as same are Defined in the Condominium Declaration thereof, filed under Clerk's File No. 2006224774 and as amended, Travis County, Texas.

Doma Insurance Agency of Texas, Inc.
1 Chisolm Trail
Suite 3100
Round Rock, TX 78681