DOC #2022022701
Pages 3

0122022369-4/7

After Recording Return To:
Christopher Baker, Christene Baker and Robert William Bragg
2011 Sandy Point Road
Harker Heights, TEXAS 76548

Loan No. 0422031005

TEXAS GENERAL 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.

Effective Date: **April 7, 2022**

Grantor (whether one or more): **Simone Ramos n/k/a Simone Maynard and Lawrence Maynard, wife and husband**

Grantee (whether one or more): **Christopher Baker and Christene Baker, husband and wife and Robert William Bragg, a single man**

Grantee's Mailing Address: **2011 Sandy Point Road**
Harker Heights, TEXAS 76548

Consideration:

Ten and no/100 Dollars ($10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **FOUR HUNDRED EIGHT THOUSAND AND NO/100 Dollars ($408,000.00)** (the "Note"), executed by the Grantee and payable to the order of **Mortgage Connextions L.P.** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **Kent M. Hanszen**, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in **Bell** County, Texas to-wit: **LOT SIX (6), BLOCK EIGHT (8), THE RIDGE, PHASE TWO, SECTION 2, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CABINET D, SLIDE 74D AND 75A, PLAT RECORDS, BELL COUNTY, TEXAS.**

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor,other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

The Lender, at Grantee's request, has paid in cash to Grantor the 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 the Lender, and are transferred to the Lender without recourse against Grantor.

Executed to be effective as of the Effective Date.

Simone Ramos n/k/a Simone Maynard 4/7/22 Date

Lawrence Maynard 4/7/22 Date

Acknowledgements

Individual

STATE OF **TEXAS**
COUNTY OF Bell

This instrument was acknowledged before me on 04.7.22, by **Simone Ramos n/k/a Simone Maynard and Lawrence Maynard**.

Notary Public
Printed Name:

(Seal)

NOTARY PUBLIC STATE OF TEXAS
CHRISTOPHER MONTGOMERY
Notary ID #126786637
My Commission Expires
January 28, 2025

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2022022701
As
DEED

Recorded On: April 11, 2022
Parties: RAMOS SIMONC NKA
To BAKER CHRISTOPHER
Comment:

Billable Pages: 2
Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	$5.00
COURT HOUSE SECURITY:	$1.00
RECORDING:	$9.00
Total Fees:	$15.00

************ DO NOT REMOVE. 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.

File Information

Instrument Number: 2022022701
Receipt Number: 271972
Recorded Date/Time: 04/11/2022 9:06:54 AM
User / Station: smithae - BCCCD0640

Record and Return To:

Priority Settlement Group of Texas, LLC
7600 BURNET RD STE 160
AUSTIN, TX 78757-1267

THE STATE OF TEXAS * BELL COUNTY *

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Shelley Coston