

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.

DATE: October 26, 2017

GRANTOR: Mike Gossett and Karen Elizabeth Gossett, husband and wife

GRANTOR'S MAILING ADDRESS: 501 E 8th St Georgetown, TX 78626

GRANTEE: Jinda Boonsuwan and Diane Boonsuwan, husband and wife

GRANTEE'S MAILING ADDRESS: 202 Muscovy Lane, Cedar Park, TX 78613

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 \$267,000.00, and is executed by Grantee, payable to the order of Navy Federal Credit Union. The note is secured by a vendor's lien retained in favor of Navy Federal Credit Union in this deed and by a deed of trust of even date from Grantee to Jackie Biggs, Trustee.

PROPERTY (including any improvements):

Lot 45, Block H, SILVER OAK SECTION 3, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet X, Slide 310, Plat Records of Williamson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

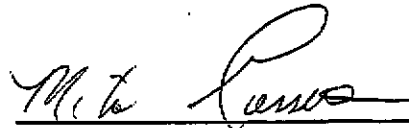
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2017 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.

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.

Navy Federal Credit Union, 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 Navy Federal Credit Union and are transferred to that party.



Mike Gossett

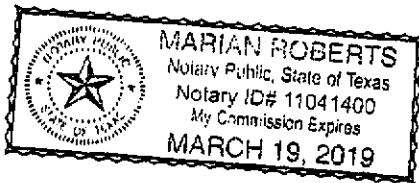


Karen Elizabeth Gossett

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 26 day of October, 2017, by Mike Gossett and Karen Elizabeth Gossett, husband and wife.



[Signature]
Notary Public, State of Texas
Williamson
Marian Roberts

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 17006412

After Recording Return To:

AFTER RECORDING RETURN TO:
Austin Title Company 02
901 Cypress Creek Road, Suite 204
Cedar Park, TX 78613
GF# 17006412 040

Do6412-sw

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2017099501

Pages: 4 Fee: \$29.00
10/26/2017 04:26 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas