



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 15, 2020 12:50 PM Fee: \$34.00

2020169062

Electronically Recorded

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.

General Warranty Deed with Vendor's Lien

Loan # 200701011814

AFTER RECORDING RETURN TO:

Jordan Cooper
202 Virtus Bnd #43
Austin, TX 78748

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Tenth day of September, 2020.

Grantor: Brooke Folse

Grantor's Mailing Address:

*500 Sweetgum Cv.
Round Rock, TX 78664*

Grantee: Jordan Cooper, a single woman

Grantee's Mailing Address: 202 Virtus Bnd #43
Austin, TX 78748

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Three Hundred Eight Thousand Seven Hundred Fifty and 00/100 Dollars -- (\$308,750.00) made by Grantee payable to the order of Infinity Mortgage Holdings, LLC , "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson , Trustee.

Property (including any improvements):

General Warranty Deed with Vendor's Lien

Recorded By:
Texas National Title

36-T-134027 SK

Unit 43, VERRADO CONDOMINIUMS, 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 defined in that declaration recorded in Document No. 2017062630, amended by Document No. 2017092809 and as further corrected by Document No. 2017093289, Official Public Records, Travis County, Texas. APN #: 04280908440000

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.


Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors 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 (to the extent of the consideration paid by Grantee to Grantor) 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. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns".

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.



Signature
Brooke Folse

9/10/20

Date

General Warranty Deed with Vendor's Lien

STATE OF TEXAS
COUNTY OF Trawls

The foregoing instrument was acknowledged before me this 10th day of Sept, 2020 by Brooke Fols.

Shannon Koebel
Notary Public
Printed Name: Shannon Koebel
My commission expires: 2023

