



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Jun 16, 2021 03:56 PM Fee: \$30.00

2021135297

\*Electronically Recorded\*

50/CTOT/C-21-577115-AM/PB

### 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: June 15, 2021

Grantor: **GFO Home, LLC, a Texas limited liability company**

Grantor's Mailing Address: 2750 Burbank St., Dallas, Texas 75235

Grantee: **Asha Parekh and Varun Kishore, wife and husband**

Grantee's Mailing Address: 20904 Carries Ranch Road, Pflugerville TX  
78660

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Wells Fargo Bank, N. A. in the principal amount of \$447,836.00 (Four Hundred Forty Seven Thousand Eight Hundred Thirty Six and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Wells Fargo Bank, N. A. and by a first-lien deed of trust of even date from Grantee to Robert K. Fowler trustee.

Property (including any improvements):

**Lot 11, Block K, PARK AT BLACKHAWK IV, PHASE 2, a Subdivision in the City of Pflugerville ETJ, Travis County, Texas, according to the Map or Plat thereof recorded in Document No, 202000078, Plat Records, Travis County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Travis County, Texas.

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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

