20032730 DEED Total Pages: 3
Filed and Recorded: 08/05/2020 10:30:41 AM

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.

15/112/GF2030844-HAY/SC

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS: THAT**
COUNTY OF HAYS §

JOHN HAZELETT AND STEPHANIE HAZELETT, HUSBAND AND WIFE ("**Grantor**"), whose mailing address is 211 JOSEPH DRIVE, BUDA, TX 78610, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to Grantor in hand paid by **NICHOLAS RUSSOLINO, A SINGLE MAN AND MEAGAN ANDERSON, A SINGLE WOMAN** ("**Grantee**"), whose mailing address is **211 Joseph Dr, Buda, Texas 78610**, and in consideration of a Note of even date executed by Grantee and payable to the order of **MORTGAGE CONNEXTIONS L.P.** ("**Lender**") in the principal amount of **$348,650.00**, which Note is secured by a first and superior vendor's lien and superior title retained in this Deed in favor of **MORTGAGE CONNEXTIONS L.P.** and by a first-lien Deed of Trust of even date from Grantee to **KENT M. HANSZEN**, Trustee, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the following real property, together with all improvements thereon (the "**Property**"):

LOT 30, BLOCK Q, SUNFIELD, PHASE TWO, SECTION FOUR, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 369, PLAT RECORDS, AND CORRECTED BY VOLUME 5360, PAGE 760, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, their heirs, successors and assigns forever; and Grantor does hereby bind Grantor, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject (i) to the liens securing Payment of ad valorem taxes for the current and all subsequent years; and (ii) easements, liens, reservations, covenants, conditions, and restrictions of record in **Hays County, Texas**, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this Deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

The vendor's lien against and superior title to the Property are retained for the benefit of Lender, its successors and assigns, and transferred and assigned to Lender, its successors and assigns, until each Note described is fully paid according to its terms, at which time this Deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED AS OF the acknowledgement date below, EFFECTIVE for all purposes as of the **30th** day of **July, 2020**.

GRANTOR:

JOHN HAZELETT

STEPHANIE HAZELETT

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Travis §

Before me, a Notary Public, on the 31st day of **July, 2020**, personally appeared **JOHN HAZELETT AND STEPHANIE HAZELETT**, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they executed the same for the uses and purposes and consideration therein expressed.

Notary Public, State of Texas

ANDREA J. THOMAS
Notary Public, State of Texas
Comm. Expires 05-23-2022
Notary ID 124315687

PREPARED IN THE OFFICE OF:

THE HAY LEGAL GROUP PLLC
611 W. 5th Street, Suite 300
Austin, Texas 78701

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

20032730 DEED
08/05/2020 10:30:41 AM Total Fees: $30.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

HAYS COUNTY TEXAS