

GF No. ODTX-396143

**Prepared by:**  
**Hassen Law, PLLC**  
**6750 W. Loop South, #615**  
**Bellaire, TX 77401**

**After Recording Return to:**  
**Marcus & Lena Winebrenner**  
**220 Mockingbird Lane West**  
**Harker Heights, TX 76548**

**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**  
**(Vendor's Lien Reserved and Assigned to Third Party Lender)**

**STATE OF TEXAS** §  
§ **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF BELL** §

THAT THE UNDERSIGNED, **OPENDOOR PROPERTY J LLC**, a Delaware limited liability company, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note in the principal sum of **Two Hundred Thirty-Seven Thousand Two Hundred Thirty-Three and No/100 Dollars (\$237,233.00)**, payable to the order of **PennyMac Loan Services, LLC**, a Delaware limited liability company, hereinafter called "Lender", as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Heather Marchlinski, Trustee**, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto **MARCUS WINEBRENNER AND LENA WINEBRENNER, husband and wife**, whose address is 220 Mockingbird Lane West, Harker Heights, TX 76548, hereinafter referred to as the "Grantee," whether one or more, the following real property, together with all improvements thereon, in Bell County, to wit:

**LOT FOUR (4), BLOCK TWELVE (12), REPLAT OF LOTS 24, 25, AND 26, BLOCK 10, LOTS 1-6 & 21 THRU 26, BLOCK '12, LOTS 1 THRU 6, BLOCK 14, MEADOW ACRES, 1ST EXTENSION, REPLAT, AN ADDITION TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 256-D, PLAT RECORDS OF BELL COUNTY, TEXAS.**

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 Bell County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, unto the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the vendor's lien, as well as superior title in and to the above-described premises, is retained against the above-described property, premises, and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute. Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described note, the vendor's lien, together with the superior title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

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

**[SIGNATURE AND NOTARY PAGE FOLLOWS]**

EXECUTED EFFECTIVE this the 11 day of January, 2022

GRANTOR:

**OPENDOOR PROPERTY J LLC,  
A DELAWARE LIMITED LIABILITY COMPANY**

By: Opendoor Labs Inc., as an authorized person

By: 

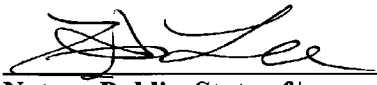
Name: Kylie Ottney  
Authorized Signor

Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ §  
                  Arizona                   §  
                  Maricopa                   §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the 11 day of January, 2022, by Kylie Ottney, Authorized Signor (Title), **OPENDOOR LABS INC.**, as an authorized person for **OPENDOOR PROPERTY J LLC**, a Delaware limited liability company, on behalf of said entity.

  
Notary Public, State of Arizona





**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2022002455**

As  
**DEED**

**Recorded On:** January 13, 2022

**Parties:** OPENDOOR PROPERTY J LLC

**To** WINEBRENNER MARCUS

**Comment:**

**Billable Pages: 3**

**Number of Pages: 4**

( Parties listed above are for Clerks' reference only )

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

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

\*\*\*\*\* **DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

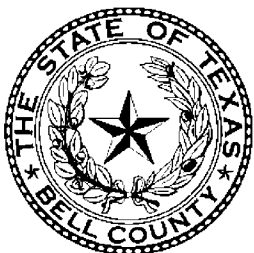
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2022002455  
 Receipt Number: 252924  
 Recorded Date/Time: 01/13/2022 8:16:08 AM  
 User / Station: busbyas - BCCCD0735

**Record and Return To:**

OSN Texas, LLC - Plano Branch  
 ONE GALLERIA TOWER 13355 NOEL ROAD 11TH FLOOR-SUIT  
 DALLAS, TX 75240



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