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OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Jul 17, 2020 02:18 PM Fee: \$30.00

2020123272

\*Electronically Recorded\*

**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: July 16<sup>th</sup>, 2020

Grantor: Lorna V. Dsouza and Bhushan D. Kadam

Grantor's Mailing Address: 3805 CARYA DR,  
LEANDER, TX 78641

Grantee: Abhinav Bellam Chetan and Sindhu Reddy Depa

Grantee's Mailing Address: 2216 Bonnet Knoll Dr.  
Leander TX 78641

Consideration: Cash and a note of even date executed by Grantee and payable to the order of University Federal Credit Union (hereinafter "Lender") in the principal amount of Three Hundred Sixty-Four Thousand and No/100 DOLLARS (\$364,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Allan B. Polunsky, trustee.

Property (Including any Improvements):

Lot 6, Block F, THE BLUFFS AT CRYSTAL FALLS SECTION 2 PHASE 2D, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201200159, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

36-T-131905/KD

Recorded By Texas National Title

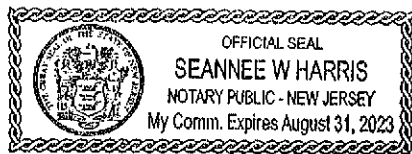
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

LORNA V. Dsouza by [Signature] as agent      Bhushan D. Kadam by [Signature]  
 Lorna V. Dsouza, by Steevan R. Dsouza, as Agent      Bhushan D. Kadam, by Steevan R. Dsouza, as Agent

STATE OF ~~TEXAS~~ New Jersey )  
 COUNTY OF Monmouth )

This Instrument was acknowledged before me on July 16<sup>th</sup>, 2020, by Steevan R. Dsouza, as Agent for Lorna V. Dsouza and Bhushan D. Kadam.



Seannee W. Harris  
 Notary Public, State of Texas

Return to:

\_\_\_\_\_  
**Return To:**  
**Texas National Title**  
**Shared Services Department**  
**305 Denali Pass, Suite A**  
**Cedar Park, TX 78613**

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