

**GENERAL WARRANTY DEED
with Vendor's Lien**

02-AUT19012184-133

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.

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

DATE: December 31, 2019

GRANTOR: Javier Saldana-Jimenez and Blanca Estela Palacios Perez,
 husband and wife

GRANTOR'S ADDRESS: 2708 Wildflower Drive
 Killeen, Texas 76549

GRANTEE: Tracy Leigh Magouirk And Brittney Marie Magouirk, a married
 couple

GRANTEE'S ADDRESS: 223 Dana Drive
 Hutto, Texas 78634

LENDER: Caliber Home Loans, Inc.
 a Delaware corporation

LENDER'S ADDRESS: 1525 S. Belt Line Road
 Coppell, TX 75019

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable
 consideration, together with the further consideration of the
 execution and delivery by Grantee of the Note to Lender, further
 identified below.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

Lot 31, Block D, LAKESIDE ESTATES, SECTION THREE, a
subdivision in Williamson County, Texas, according to the map
or plat thereof, recorded in Cabinet W, Slide 96, Plat Records of
Williamson County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:
None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:
Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

VENDOR'S LIEN:

It is expressly agreed that a **VENDOR'S LIEN**, as well as the superior title in and to the Property, is retained against the Property, premises, and improvements (to the extent of the purchase money for the Property represented by the below-described Note) until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute, it being understood and agreed that payments on said Note will be applied first to the sums not secured by the vendor's lien until the remaining balance is less than or equal to **\$196,500.00**, at which time further payments shall be applied to said vendor's lien.

ASSIGNMENT OF VENDOR'S LIEN (3RD-PARTY LENDER FINANCING):

Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a portion of that certain note (the "Note") of even date herewith that is in the principal amount of **\$202,984.00** in consideration for the purchase of and improvements to the Property; **THEREFORE**, the Vendor's Lien in the amount of **\$196,500.00**, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby **TRANSFERRED** and **ASSIGNED** to Lender.

DEED OF TRUST:

In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to **Thomas E. Black, Jr.**, Trustee, for the benefit of Lender.

AD VALOREM TAXES:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

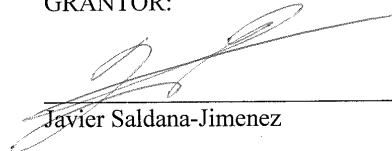
CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, **GRANTS, SELLS, and CONVEYS** to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise 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, successors, and assigns 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 Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:



 Javier Saldana-Jimenez



 Blanca Estela Palacios Perez

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020000388

Pages: 4 Fee: \$29.00
01/02/2020 01:25 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas