ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

KRISTA BARTSCH, County Clerk
Bastrop Texas
October 10, 2023 08:36:03 AM 202315146
FEE: $34.00
DEED

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: October 6, 2023

Grantor: Rafael Martinez and Alma Martinez

Grantor's Mailing Address: 2621 W Hwy 290 Gidding TX 78942

Grantee: Efren Martinez and Christina Martinez

Grantee's Mailing Address: 2247 Old Highway 20 Mcdade Texas 78650

Consideration: Cash and a note of even date executed by Grantee and payable to the order of CrossCountry Mortgage, LLC (hereinafter "Lender") in the principal amount of Three Hundred Seventy-Five Thousand and No/100 DOLLARS ($375,000.00). 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 Gregory S. Graham, trustee.

Property (including any improvements):

Being a 9.378 acre tract of land, (408,497 sq. ft.) more or less, out of the SARAH C. CASTLEBERRY SURVEY, ABSTRACT 129, Bastrop County, Texas and being that same called 9.363 acre tract, described in a deed recorded in Document No. 201919904, of the Official Public Records of Bastrop County, Texas. Said 9.378 acre tract being more particularly described by metes and bounds in EXHIBIT "A-1", attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record, as reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the current year and subsequent years, which Grantee assumes and agrees to pay.

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.

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.

Rafael Martinez

Alma Martinez

STATE OF TEXAS)
COUNTY OF Travis)

This instrument was acknowledged before me on October 6, 2023, by Rafael Martinez.

ASHLEY COLGAN
Notary Public, State of Texas
Comm. Expires 11-24-2023
Notary ID 130451580

Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF Travis)

This instrument was acknowledged before me on October 6, 2023, by Alma Martinez.

ASHLEY COLGAN
Notary Public, State of Texas
Comm. Expires 11-24-2023
Notary ID 130451580

Notary Public, State of Texas

Return to:
2247 Old Highway 20
McDade, TX 78650

36-T-174357/AC
Recorded By Texas National Title

EXHIBIT "A-1"

LEGAL DESCRIPTION:

BEING A SURVEYED 9.378 ACRE TRACT (408,497 SQUARE FEET) SITUATED IN THE SARAH C CASTLEBERRY SURVEY, ABSTRACT NUMBER 129, BASTROP COUNTY, TEXAS AND BEING THAT SAME CALLED 9.363 ACRE TRACT, AS DESCRIBED IN DOCUMENT NUMBER 201919904, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET; SAID 9.378 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod (Controlling Monument) found in the south right-of-way line of Old Highway 20, same being the northeast corner of the residue of a called 25.0 acre tract, as described in Volume 222, Page 142, O.P.R.B.C.T., and the northwest corner of the herein described tract, from which a 1/2 inch iron rod with cap stamped "J.E. GARON" found in the north line of the residue of said called 25.0 acre tract, bears North 62°01'57" West, 1395.68 feet;

THENCE with the south right-of-way line of said Old Highway 20 for the following bearings and distances:

South 64°59'37" East, 920.30 feet, to a 1/2 inch iron rod found for a point of curvature to the left;

With said curve to the left, having a radius of 1959.88 feet, an arc length of 488.60 feet, a delta angle of 14°17'02", and a long chord which bears South 72°00'29" East, 487.34 feet to a 1/2 inch iron pipe found in the west right-of-way line of Paint Creek Road, same being the northeast corner of the herein described tract;

THENCE South 21°05'45" East, 23.23 feet, with the west right-of-way line of said Paint Creek Road, to a broken concrete monument found in the north right-of-way line of U.S. Highway 290, same being the southeast corner of the herein described tract and a point of curvature to the right;

THENCE with said curve to the right, having a radius of 1332.69 feet, an arc length of 1076.18 feet, a delta angle of 46°16'05", and a long chord which bears South 84°53'24" West, 1047.18 feet, with the north right-of-way line of said U.S. Highway 290, to a broken concrete monument (Controlling Monument), found at the southeast corner of the residue of said called 25.0 acre tract, same being the southwest corner of the herein described tract, from which a 3 inch wood fence post found, bears North 68°02'19" West, 2014.12 feet;

THENCE North 21°52'58" West, 705.32 feet, with the east line of the residue of said called 25.0 acre tract, to the **POINT OF BEGINNING** and containing 9.378 acres of land (408,497 square feet).

NOTES

1) Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
2) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.

09/21/2023

Phil Hammons — Date
Registered Professional Land Surveyor
State of Texas License No. 5840