25008753 DEED Total Pages: 5
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GF No. 8993-25-55268 Patten Title mb

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 Third-Party Vendor's Lien

Date: March 13th, 2025

Grantor: Rue Hatfield, a single person

Grantee: ARH one 1, LLC, a Texas limited liability company

Grantee's Mailing Address:

104 Wild Basin rd S #250
Austin, TX 78746

Consideration:

Ten and No/100 Dollars ($10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **Rain City Capital, LLC** in the principal amount of **THREE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($337,500.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Rain City Capital, LLC** and by a first-lien deed of trust of even date from Grantee to **Reconveyance Professionals, Inc., Trustee.**

Property (including any improvements):

TRACT 1:
Being 0.528 acres of land, more or less, consisting of all of Lot 5, and portion of Lot 4, Eagle Rock Heights, Section 1, a subdivision of Hays County, Texas, according to the map or plat thereof, recorded in Volume 168, Page 30, Deed Records, Hays County, Texas, and being that same property described as Tract 1 in a Special Warranty Deed, recorded in Document Number 19001912, Official Public Records, Hays County, Texas; said 0.528 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of this 0.528 acres, same being the southwest corner of the Mandy Wright tract (Volume 5195, Page 254) and on the northwest Right-of-Way of Woodcreek Drive, same also being the POINT OF BEGINNING;

THENCE along the northwest Right-of-Way of said Woodcreek Drive, South 57 degrees 56 minutes 51 seconds West (called South 59 degrees 45 minutes West), at a distance of 10.47 feet (called 10.00 feet) pass a 1/2-inch iron rod found on line for the southeast corner of said Lot 5,

same being the southwest corner of said Lot 4, and continuing for a total distance of 75.29 feet (called 75.55 feet) to a 1/2-inch iron rod found for an angle corner, same being the intersection of the northwest Right-of-Way of said Woodcreek Drive and the North Right-of-Way of West El Camino Real;

THENCE along the North Right-of-Way of said West El Camino Real, South 87 degrees 23 minutes 24 seconds West (called South 89 degrees 18 minutes West), a distance of 59.99 feet (called 59.84 feet) to a point for the southwest corner of this 0.528 acres, same being the southwest corner of said Lot 5 and the southeast corner of Lot 6 of said Eagle Rock Heights;

THENCE along the line common to this 0.528 acres and said Lot 6, North 12 degrees 48 minutes 15 seconds West (called North 11 degrees 00 minutes West), a distance of 205.14 feet (called 204.99 feet) to a 1/2-inch iron rod found for the northwest corner of this 0.528 acres, same being the northeast corner of said Lot 6, and on the South line of Lot 51 of said Eagle Rock Heights;

THENCE along the line common to this 0.528 acres and said Lot 51, North 80 degrees 29 minutes 58 seconds East (called North 82 degrees 14 minutes East), a distance of 71.88 feet (called 72.00 feet) to 1/2-inch iron rod found for the lower northeast corner of this 0.528 acres, same being the northwest corner of the aforesaid Wright tract;

THENCE along the lines common to this 0.528 acres and said Wright tract, the following courses and distances: South 27 degrees 15 minutes 00 seconds East (called South 25 degrees 30 minutes East), a distance of 15.18 feet (called 15.00 feet), to a 1/2-inch iron rod found for an angle corner;

North 47 degrees 51 minutes 11 seconds East (called North 50 degrees 00 minutes East), a distance of 23.12 feet (called 23.03 feet) to a 1/2-inch iron rod found for the upper northeast corner of this 0.528 acres;

South 23 degrees 25 minutes 59 seconds East (called South 21 degrees 38 minutes East), a distance of 186.63 feet to the POINT OF BEGINNING, and containing 0.528 acres of land, more or less.

TRACT 2:

All of Lot 6, EAGLE ROCK HEIGHTS, Section (1), a subdivision in Hays County, Texas, according to the map or plat thereof in Volume 168, Page 30, Deed Records, Hays County, Texas.

Commonly known as 234 Woodcreek Drive, Wimberly, TX 78676.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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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.

Rain City Capital, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **Rain City Capital, LLC** and are transferred to **Rain City Capital, LLC** without recourse against Grantor. 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

Rue Hatfield

Rue Hatfield

Date: March 13, 2025

GF No. 8993-25-55268

STATE OF TEXAS §
§
COUNTY OF HAYS §

The foregoing instrument was acknowledged before me, the undersigned notary, on the 13TH day of March, 2025 by **Rue Hatfield.**

COURTNEY ZUNIGA
Notary Public, State of Texas
Comm. Expires 10-26-2028
Notary ID 132745920

Notary Public, State of Texas

Courtney Zuniga
Printed Name of Notary

10.26.28
My Commission Expires

AFTER RECORDING RETURN TO:

ARH one 1, LLC

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.

25008753 DEED
03/14/2025 09:13:26 AM Total Fees: $37.00

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

Elaine H Cárdenas