ELECTRONICALLY RECORDED 2022094377
Williamson County, Texas Total Pages: 4

Warranty Deed with Vendor's Lien GF No. 22-1020

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.

Warranty Deed with Vendor's Lien

Date: June 17th, 2022

Grantor: Perry Homes, LLC

Grantor's Mailing Address:

Perry Homes, LLC
9500 Gulf Freeway
Houston TX 77017

Grantee: Shantanu Subhash Patil and Shrimanthi Rajagouda Patil

Grantee's Mailing Address:

Shantanu Subhash Patil
2437 Nartney Lane
Leander TX 78641

Shrimanthi Rajagouda Patil
2437 Nartney Lane
Leander TX 78641

Consideration:

Cash of $10.00 and a note of even date executed by Grantee and payable to the order of **Rocket Mortgage, LLC.** in the principal amount of **FOUR HUNDRED FIFTY-TWO THOUSAND EIGHTY AND NO/100 DOLLARS ($452,080.00).** The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Rocket Mortgage, LLC.** and by a first-lien deed of trust of even date from Grantee to Estella Gutierrez, trustee.

Warranty Deed with Vendor's Lien GF No. **22-1020**

Property (including any improvements):

Lot Three (3), Block "C", of FINAL PLAT OF DEERBROOKE PHASE 1, an addition in Williamson County, Texas, according to the map or plat thereof recorded in Instrument No. 2017023583 together with Affidavits of Correction recorded under Clerk's File No(s). 2017057411, and 2018020904 of the Official Public Records of Williamson 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.

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.

Rocket Mortgage, 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 **Rocket Mortgage, LLC**. and are transferred to **Rocket Mortgage, LLC**. without recourse against Grantor.

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

Warranty Deed with Vendor's Lien

GF No. **22-1020**

Perry Homes, LLC

By: _____

ROSA MERCADO
MANAGER, CONTRACT ADMINISTRATION

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me this the 17th day of June, 2022 by Rosa Mercado, mgr. contract admin of Perry Homes, LLC, a Texas Limited Liability Company.

_____
Seal Showing Name and
Commission Expiration

Chantal Hebert
Notary Public in and for the
State of Texas

CHANTAL HEBERT
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #13272781-5
Expires October 14, 2024

AFTER RECORDING RETURN TO:

Shantanu Subhash Patil
2437 Bursey Lane
Leander TX 78641

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022094377

Pages: 4 Fee: $34.00
08/09/2022 10:15 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas