ELECTRONICALLY RECORDED 2013002081
TRV 4 PGS

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.

CONDOMINIUM WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That **CJUF II STRATUS BLOCK 21 LLC**, a Delaware limited liability company, acting herein by and through its duly authorized officer ("**Grantor**"), for a full valuable cash consideration to Grantor in hand paid by **BARTON LEN WHITIS, TRUSTEE OF THE BARTON LEN WHITIS 2011 TRUST** (whether one or more, "**Grantee**"), has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto Grantee, subject to and upon the covenants, restrictions, limitations, conditions and other matters hereinbelow stated, the following described property located in Travis County, Texas, to-wit:

> Residential Unit No. 3112 of BLOCK 21 CONDOMINIUMS (the "**Project**"), a condominium project in Travis County, Texas, according to the Declaration of Condominium Regime for Block 21 Condominiums and amendments thereto, recorded under Document No. 2010182736, and First Amendment to Declaration of Condominium Regime for Block 21 Condominiums recorded under Document No. 2011020755, Official Public Records of Travis County, Texas (the "**Declaration**"), together with a 0.2280% undivided interest in the common elements and being located within the Residential Master Unit, of Block 21 Master Condominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium Regime for Block 21 Master Condominiums and amendments thereto, recorded under Document No. 2010182735, Official Public Records of Travis County, Texas (collectively referred to as the "**Property**").

Except as provided in any express written limited warranty delivered from Grantor to Grantee, and the warranty of title set forth herein, there are no other warranties as to the Property or improvements located therein, written or oral, express or implied, including warranties of merchantability, warranties of fitness for a particular use, warranties of good and workmanlike construction, or warranties concerning geological or environmental matters, and all such warranties are expressly disclaimed by Grantor and waived by Grantee to the fullest extent allowed by law. Grantee hereby acknowledges and accepts the disclaimers set forth in the preceding sentence and waives any and all rights Grantee may have by virtue of the representations and warranties disclaimed. If applicable law does not permit such disclaimer, then any disclaimed warranties are limited in duration to two years and one day from the date of this deed, unless prohibited by applicable law.

This grant and conveyance is made and accepted subject to:

(1) the provisions of the Texas Uniform Condominium Act, hereinafter called "**Act**", which Act is incorporated herein and made a part hereof by reference for all purposes;

(2) all restrictions, reservations, easements, covenants, conditions, and leases of record in Travis County, Texas, or visible or apparent on the ground, including but not limited to the obligations and requirements contained in the Declaration; and

(3) the liens securing payment of ad valorem taxes for the current and all subsequent years.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except, however, that this conveyance is made subject to those exceptions and obligations of Grantee hereinbefore stated in this Deed.

Grantee's address: 1095 East Phillip Nolan Expressway, Nolanville, Texas 76559

[SIGNATURE PAGE FOLLOWS]

Executed to be effective on the 31st day of December, 2012.

GRANTOR:

CJUF II STRATUS BLOCK 21 LLC, a Delaware limited liability company

By: Stratus Block 21 Investments, L.P., a Texas limited partnership, Manager

By: Stratus Block 21 Investments GP, L.L.C., a Texas limited liability company, General Partner

By: Erin D Pickens
Erin D. Pickens
Senior Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on January 2, 2013, by Erin D. Pickens, Senior Vice President of Stratus Block 21 Investments GP, L.L.C., a Texas limited liability company, General Partner of Stratus Block 21 Investments, L.P., a Texas limited partnership, Manager of CJUF II Stratus Block 21 LLC, a Delaware limited liability company, on behalf of said limited liability companies, and limited partnership.

(SEAL)

SUSAN M PRESSLER
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-24-2016

Susan M Pressler
Notary Public Signature

11-GF# 20120344 5ALF
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE.1500
AUSTIN, TEXAS 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
January 03 2013 01:54 PM
FEE: $ 28.00 **2013002081**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir, County Clerk
Travis County, Texas
Oct 29, 2021 03:00 PM Fee: $34.00
2021241027
Electronically Recorded

AUSTIN TITLE COMPANY

GF# AUT21014997-1BS/AG

GENERAL WARRANTY DEED
with Vendor's Lien

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STATE OF TEXAS	§
	§
COUNTY OF TRAVIS	§
DATE:	October 21, 2021
GRANTOR:	Aaron Alexander Gouldie and Brooke Gouldie
GRANTOR'S ADDRESS:	2500 Yuma Trl, Leander, TX 78641
GRANTEE:	Jordan Thiel and Sydney La Follette, husband and wife
GRANTEE'S ADDRESS:	2500 Yuma Trl Leander, TX 78641
LENDER:	The Home Loan Expert LLC, a Missouri limited liability company
LENDER'S ADDRESS:	1600 S. Brentwood Blvd., Suite 700, Saint Louis, MO 63144
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 8, Block P, THE BLUFFS AT CRYSTAL FALLS SECTION 3 PHASE 3E, a subdivision in TRAVIS County, Texas, according to the map or plat thereof, recorded in Document No. 201500043, Official Public Records of Travis 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 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.

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 note (the "Note") of even date herewith that is in the principal amount of **$776,000.00** in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, 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 **Scott R. Valby**, 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:

Aaron Alexander Gouldie

Brooke Gouldie

NOTARY ACKNOWLEDGMENTS

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 29, 2021, by Aaron Alexander Gouldie.

ASHLEY GUERRA
Notary Public, State of Texas
Notary ID# 129200728
My Commission Expires
NOVEMBER 9, 2024

Notary Public in and for the State of Texas

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 29, 2021, by Brooke Gouldie.

ASHLEY GUERRA
Notary Public, State of Texas
Notary ID# 129200728
My Commission Expires
NOVEMBER 9, 2024

Notary Public in and for the State of Texas

After Recording, Please Return to:
Austin Title Company
3708 Spicewood Springs Road, #100
Austin, Texas 78759
Attention: Ashley Guerra
GF# AUT21014997