

*Rose Pietsch*  
8/10/2018 8:08 AM  
FEE: \$34.00

ROSE PIETSCH, County Clerk  
Bastrop, Texas  
DEED 201811541

*TTT/26/37380/TK/BA*  
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 of record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED  
(with Vendor's Lien)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BASTROP

THAT DANIEL Q. CASILLAS AND JIM DAVIS, owning property in the County of BASTROP, TEXAS, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by CHAD N. GARTMAN AND ASHLEY C. GARTMAN, HUSBAND AND WIFE, hereinafter called "Grantee" (whether one or more), whose mailing address is 268 CHISHOLM TRL, BASTROP, TEXAS 78602, the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00), bearing even date herewith, payable to the order of BANCORPSOUTH BANK, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to CHARLES J. PIGNUOLO, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Note, said Vendor's Lien and Superior Title against said property securing the payment of said Note is hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said lien;

And Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit

**SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF  
FOR ALL PURPOSES;**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto said Grantee, his personal representatives, heirs, successors and assigns, FOREVER. Grantor does hereby bind himself, his personal representatives, heirs, successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed that the Grantor herein reserves and retains for himself, his personal representatives, heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Note and all interest thereon have been fully paid according to

the terms thereof, when this Deed shall become absolute.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words, "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

DATED this the 9th day of August, 2018.

DANIEL Q. CASILLAS AND JIM DAVIS

*Daniel Q. Casillas*  
DANIEL Q. CASILLAS

*Jim Davis*  
JIM DAVIS

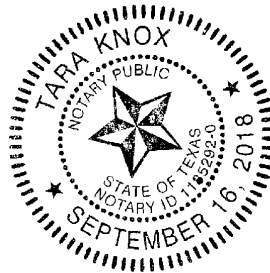
STATE OF TEXAS

COUNTY OF Bastrop

This instrument was acknowledged before me on the 9 day of Aug, 2018, by  
DANIEL Q. CASILLAS AND JIM DAVIS

*Tara Knox*  
Notary Public, State of Texas  
Notary's Name Printed: \_\_\_\_\_

My commission expires: \_\_\_\_\_



**RETURN TO:**  
CHAD N. GARTMAN AND ASHLEY C. GARTMAN  
268 CHISHOLM TRL  
BASTROP, TEXAS 78602

**EXHIBIT "A"**

**Lot 7, Block C of THE COLONY MUD 1E, SECTION 1, a subdivision in Bastrop County, Texas according to the plat recorded in Book 4, Page (s) 197B-198B of the Plat Records of Bastrop County, Texas, and as further affected by Notice of Variation from Plat recorded in Volume 1981, Page 77 of the Official Public Records of Bastrop County, Texas.**