

WARRANTY DEED WITH VENDOR'S LIEN

WU
Loan Number: 685-0046724
MTN:100955310000451373

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.

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

THAT MARY K. HANSON, TRUSTEE OF THE MARY K. HANSON REVOCABLE TRUST, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to Grantor paid by PAII WU, AN UNMARRIED MAN, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain promissory note(s) hereinafter called "Note", in the principal sum of \$358,150.00, of even date herewith, payable to the order of FIRSTBANK, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable 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 Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to SCOTT R. VALBY, 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 included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered 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 liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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 heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any,



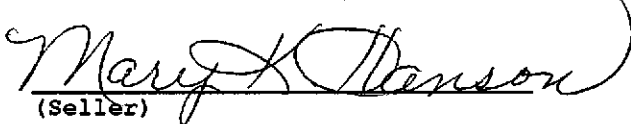
RETURN TO:
AUSTIN TITLE COMPANY
STONEBRIDGE PLAZA II
9600 N. MOPAC EXPRESSWAY
SUITE 125
AUSTIN, TX 78759-6507

applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

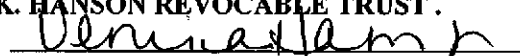
EXECUTED this 3rd day of FEBRUARY, 2015.


(Seller)

MARY K. HANSON, TRUSTEE OF THE
MARY K. HANSON REVOCABLE TRUST

STATE OF Texas, COUNTY OF Travis, ss:

This instrument was acknowledged before me on this 4 day of February, 2015,
by MARY K. HANSON, TRUSTEE OF THE MARY K. HANSON REVOCABLE TRUST.


NOTARY PUBLIC

GRANTEE'S ADDRESS:
300 BOWIE STREET APT 1808
AUSTIN, TEXAS 78703

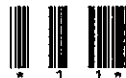


WU
Loan Number: 685-0046724
MIN:100955310000451373

EXHIBIT "A"

RESIDENTIAL UNIT 1808, SPRING CONDOMINIUM, A CONDOMINIUM REGIME IN TRAVIS COUNTY, TEXAS, INCLUDING AN UNDIVIDED INTEREST IN THE GENERAL AND/OR LIMITED COMMON ELEMENTS ASSIGNED TO SAID UNIT(S), TOGETHER WITH ALL OF THE RIGHTS AND PRIVILEGES GRANTED TO THE CONDOMINIUM OWNER(S), ACCORDING TO THE CONDOMINIUM DECLARATION OF SPRING CONDOMINIUM, AND THE ATTACHED PLATS AND EXHIBITS, RECORDED UNDER DOCUMENT NO. 2009134346, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AMENDED IN DOCUMENT NOS. 2010012276, 2011027736, 2012172163 AND 2014014501, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GV235-00027MUX (01/10)



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

February 06 2015 08:44 AM

FEE: \$ 34.00 2015017674