ELECTRONICALLY RECORDED 2021174030
Williamson County, Texas Total Pages: 3

Capital Title
50 GF# 21.632921.RR

Warranty Deed with Vendor's Lien

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.

Date: **November 12, 2021**

Grantor: **Manuel Osorio and Dulce E. Silva, husband and wife**

Grantor's Mailing Address: 458 Silver Creek Dr., Leander, TX 78641

Grantee: **Jonas Hartvig Soeholm and Julie Munkholm Bruun, husband and wife**

Grantee's Mailing Address: 3004 Edgecreek Pl., Round Rock TX 78681

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Moria Development, Inc., DBA Peoples Mortgage in the principal amount of $548,250.00 (Five Hundred Forty Eight Thousand Two Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Moria Development, Inc., DBA Peoples Mortgage and by a first-lien deed of trust of even date from Grantee to Thomas E. Black, Jr., trustee.

Property (including any improvements):

Lot 7, Block A, BEHRENS RANCH, PHASE C, SECTION TWO, an Addition in Williamson County, Texas, according to the Map or Plat recorded in Cabinet AA, Slide 136, Plat Records of Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Williamson County, Texas.

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 the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 12th day of November 2021.

Manuel Osorio

Dulce E. Silva

THE STATE OF Texas §
§
COUNTY OF Williamson §

Before me, a Notary Public, the foregoing instrument was acknowledged on 12 day of November, 2021 by Manuel Osorio and Dulce E. Silva who personally appeared before me, and who is known to me through Passport & Resident card to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

SANDY STEED
Notary Public, State of Texas
Notary ID # 518271-3
My Comm. Expires 08-15-2025

NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

SANDY STEED
NOTARY PUBLIC, STATE OF TEXAS
MY COMM. EXP. 08/15/2025
NOTARY ID 518271-3

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021174030

Pages: 3 Fee: $30.00
11/15/2021 09:54 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas