

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
TO SECURE PERFORMANCE**

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

THAT THE UNDERSIGNED, **CYNTHIA GAIL ANDERSON, AN UNMARRIED PERSON, whose mailing address is 100 North Santa Rosa Street, #P05, San Antonio, TX 78207** hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration that the Grantee hereby assumes and promises to pay all principal and interest now remaining on that one certain promissory note in the original principal sum of **ONE HUNDRED NINETY-SIX THOUSAND TWO HUNDRED AND 00/100 DOLLARS (U.S. \$196,200.00)** and payable to the order of **NATIONPOINT, A DIVISION OF NAT. CITY BANK OF IN** and secured by a vendor's lien retained in a deed of even date therewith, and additionally secured by a Deed of Trust of even date therewith to **Matthew Haddock**, Trustee, recorded under Clerk's File Volume 1320, Pages 477-484, Official Records of Fayette County, Texas, and Grantee also assumes and promises to keep and perform all covenants and obligations of the Grantor(s) named in said Deed of Trust, and is additionally secured by a deed of trust to secure performance of even date herewith to **Adam J. Setliff PLLC, TRUSTEE**, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY UNTO **ROOT & REIGN REVIVALS LLC, A TEXAS LIMITED LIABILITY COMPANY, whose mailing address is P.O. Box 486, Hearn, TX 77859** herein referred to as "Grantee," whether one or more, the real property described as follows:

BEING a 0.585 acre (25,480 square foot) tract of land, being part of the David Berry Survey, Abstract 15 of Fayette County, Texas, and being Lots 14 and 15 of Monument Hill Reserve "A" according to the plat thereof recorded in volume 1, page 49 of the Plat Records of Fayette County, Texas, and being the same Lots 14 and 15 as conveyed to R. N. Hopkins as recorded in volume 788, page 580 of the Deed Records of Fayette County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod set in the Northeast line of Country Club Drive for the South corner of a Monument Hill Water District tract, Lot 13 Reserve "A" (volume 1, page 49) for the West corner of Lot 14 and for the West corner hereof;

THENCE with the Southeast line of Lot 13 North 66 deg. 53 min. 00 sec. East 90.97 feet to a 1/2" iron rod set in the Southwest line of a Frank Adams tract (volume 1135, page 822) for the East corner of Lot 13, the North corner of Lot 14 and for the North corner hereof;

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THENCE with the Southwest line of the Adams tract and the Southwest line of a Tommy McGary tract (volume 1113, page 569) South 23 deg. 07 min. 00 sec. East 159.92 feet to a 1/2" iron rod found for the South corner of the McGary tract, the West corner of a Thomas Wood tract (volume 1043, page 347), the East corner of Lot 14, the North corner of Lot 15 and for an angle point hereof;

THENCE with the Southwest line of the Wood tract South 23 deg. 12 mm. 30 sec. East 120.06 feet to a 1/2" iron rod found for the North corner of a Jean Lester tract (volume 1042, page 460) the East corner of Lot 15 and for the East corner hereof;

THENCE with the Northwest line of the Lester tract South 66 deg. 53 mm. 00 sec. West 91.16 feet to a 1/2" iron rod set in the Northeast line of Country Club Drive for the West corner of the Lester tract, the South corner of Lot 15 and for the South corner hereof;

THENCE with the Northeast line of Country Club Drive North 23 deg. 07 mm. 00 sec. West 279.98 feet to the PLACE OF BEGINNING, containing 0.585 acres or 25,480 square feet of land.

Being the same tract of land described in deed dated August 9, 2005, from Kolbe-Hill, Inc., a Texas Corporation, to William T. Anderson and wife, Cynthia G. Anderson, and recorded in Volume 1320, Pages 477-484, Official Records of Fayette County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any and all easements, restrictions, rights of way, and prescriptive rights, whether of record or not, all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for 2025 the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the and services rendered consideration and subject to the reservations from and 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 wise belonging, to have an hold it to Grantee,

Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors 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, by through or under Grantor, but not otherwise.

The Vendor lien(s) retained in this Deed secures Grantee's performance of the First Lien Note. This Deed is also secured by a Deed of Trust to Secure Performance of even date, from Grantee to Adam J. Setliff PLLC, Trustee. If Grantee defaults in payment of the obligations under the First Lien Note or in observance of any covenant or condition of any instrument securing its payment, Grantor shall have the right to foreclose the Vendor's Lien reserved in this Deed.

EXECUTED this 23 day of OCTOBER, 2025.

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SELLER:

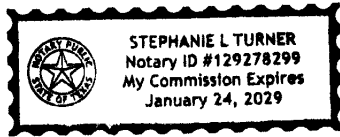
Cynthia Gail Anderson
CYNTHIA GAIL ANDERSON

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF BEJAR §

Before me, the undersigned authority, on this day personally appeared **CYNTHIA GAIL ANDERSON**, (check one) known to me or proved to me through TEXAS STATE DRIVER LICENSE (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of OCTOBER, 2025.



Stephanie L Turner
Notary Public, State of
Printed name:
Commission expires:

BUYER:

ROOT & REIGN REVIVALS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
SARAH JANE HAWLEY
MANAGING MEMBER

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ACKNOWLEDGMENT

THE STATE OF §
COUNTY OF §

Before me, the undersigned authority, on this day personally appeared **SARAH JANE HAWLEY**, (check one) known to me or proved to me through Drivers License (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in their capacity as **MANAGING MEMBER OF ROOT & REIGN REVIVALS LLC, A TEXAS LIMITED LIABILITY COMPANY.**

Given under my hand and seal of office this 24 day of October, 2025.



Lakita H. Mitchell
Notary Public, State of
Printed name:
Commission expires:

10/30/2025 11:46 AM

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Fayette County, Texas as stamped hereon above time.

BRENDA FIETSAM, COUNTY CLERK

Stamp: 5 Page(s)



UNOFFICIAL

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