ELECTRONICALLY RECORDED
Williamson County Texas

RETURN TO GRANTEE:
LARRY ALLEN DENOTTER
3803 AZUR LN
ROUND ROCK, TEXAS 78681

15/ITC/ 1517799TOH

GENERAL
WARRANTY DEED WITH VENDOR'S LIEN
(Texas)

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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

On this, the 15TH day of JULY , 2015 that
JULIO RUANO, JR. AND MELISSA RUANO, HUSBAND AND WIFE

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
LARRY ALLEN DENOTTER AND PAMELA JO DENOTTER, HUSBAND AND WIFE

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 Grantee of that certain Promissory Note of even date herewith, in the principal sum of $ 238,000.00 , payable to the order of
INDEPENDENT BANK

hereinafter called "Mortgagee", bearing interest at the rate therein provided; said note containing the usual reasonable attorneys' 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
BRIAN HOBART

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 Deed of Trust Lien against said property securing the payment of said Note are 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

504349815

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:
LOT 20, BLOCK N, FINAL PLAT OF MAYFIELD RANCH SECTION FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET Y, SLIDE 109, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

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, 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 thereof shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 15 day of July 2015 but to be effective JULY 15, 2015 .

JULIO RUANO, JR.

MELISSA RUANO

STATE OF TEXAS

County of Williamson

Before me, the undersigned, on this day personally appeared JULIO RUANO, JR. AND MELISSA RUANO

known to me (or proved to me on the oath of _____ , or through drivers license) to be the person(s) whose name(s) _____ subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of JULY , 2015 .

(Seal)

ZANA KING
Notary Public, State of Texas
My Commission Expires
APRIL 1, 2016

Notary Public

504349815

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OFFICIAL PUBLIC RECORDS

Nancy E. Rister, County Clerk
7/17/2015 8:13 AM
Pages: 4 Fee: $ 29.00
Williamson County Texas