

**SPECIAL 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: JULY 19, 2017

calatt GF# 34037-336

Grantor: CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, FORMERLY KNOWN AS STANDARD PACIFIC OF TEXAS, INC., A DELAWARE CORPORATION

Grantor's Mailing Address: 13620 N. FM 620, BLDG. B #150, AUSTIN, TEXAS 78717

Grantee: ZHAO ZHANG AND SPOUSE, KUN MA

Grantee's Mailing Address: 4108 LOGAN RIDGE DRIVE, CEDAR PARK, TEXAS 78613

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of \$482,400.00 executed by Grantee, payable to the order of CALATLANTIC MORTGAGE, INC.. The Note is secured by a Vendor's Lien retained in favor of CALATLANTIC MORTGAGE, INC. in this Deed and by a Deed of Trust of even date from ZHAO ZHANG AND SPOUSE, KUN MA to L. KELLER MACKIE, TRUSTEE(S).

Property (including any improvements):

LOT 114, BLOCK A, THE RANCH AT BRUSHY CREEK NORTH, PHASE 1, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NO. 2015093163 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

GRANTEE, BY ACCEPTANCE AND RECORDATION OF THIS SPECIAL WARRANTY DEED, ON BEHALF OF GRANTEE AND GRANTEE'S SUCCESSORS, ASSIGNS, SUBSEQUENT OWNERS, HEIRS, AND PARTIES HOLDING ANY RIGHT OR INTEREST IN THE PROPERTY ("SUBSEQUENT OWNERS"). (A) ACCEPTS AND APPROVES THIS SPECIAL WARRANTY DEED, AND (B) ACCEPTS, COVENANTS, AND AGREES TO BE BOUND BY THAT CERTAIN "HOME BUILDER'S LIMITED WARRANTY" ISSUED BY GRANTOR TO GRANTEE IN CONNECTION WITH THE SALE AND CONVEYANCE OF THE PROPERTY ("LIMITED WARRANTY"), INCLUDING WITHOUT LIMITATION THE BINDING ARBITRATION PROCEDURE AND THE LIMITATION OF STATUTORY AND COMMON LAW REMEDIES DESCRIBED THEREIN. GRANTOR AND GRANTEE INTEND THAT THESE PROVISIONS ARE COVENANTS WHICH SHALL RUN WITH THE LAND AND BE BINDING UPON ALL SUBSEQUENT OWNERS. SHOULD IT BE DETERMINED THAT ANY OF THESE PROVISIONS ARE NOT COVENANTS WHICH RUN WITH THE LAND, GRANTOR AND GRANTEE INTEND THAT THESE PROVISIONS ARE EQUITABLE SERVITUDES WHICH RUN WITH THE LAND AND ARE BINDING UPON ALL SUBSEQUENT OWNERS. GRANTOR AND GRANTEE ALSO INTEND THAT THESE PROVISIONS MAY BE ENFORCED BY GRANTOR AGAINST GRANTEE AND SUBSEQUENT OWNERS EVEN IF GRANTOR DOES NOT OWN PROPERTY WHICH IS BENEFITED BY THESE PROVISIONS. SHOULD ANY OF THESE PROVISIONS BE HELD TO BE UNENFORCEABLE, ALL OF THE OTHER PROVISIONS SHALL REMAIN BINDING AND ENFORCEABLE. SHOULD ANY OF THESE PROVISIONS BE HELD TO NOT RUN WITH THE LAND, ALL OF THE OTHER PROVISIONS SHALL

CONTINUE TO RUN WITH THE LAND. THE PROVISIONS OF THE LIMITED WARRANTY ARE ACKNOWLEDGED TO BE REASONABLE AND INCORPORATED IN THIS SPECIAL WARRANTY DEED BY THIS REFERENCE.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 and 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, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

The vendor's lien against and superior title to the property are retained until each Note described is fully paid according to its terms, at which time this deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to CALATLANTIC MORTGAGE, INC., its successors and assigns, or heirs and assigns, as appropriate, the Payee named in said Note, without recourse on Grantor.

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

CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION

BY: [Signature] Kyle Brouillette
NAME: Kyle Brouillette Vice President
TITLE: Sales and Marketing

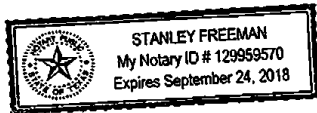
ACCEPTED AND AGREED TO:

[Signature]
ZHAO ZHANG
[Signature]
KUN MA

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 19 day of July, 2017, by Kyle Brouillette, VP Sales OF CALATLANTIC HOMES OF TEXAS, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION.



[Signature]
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
ZHAO ZHANG AND SPOUSE, KUN MA
4108 LOGAN RIDGE DRIVE
CEDAR PARK, TEXAS 78613

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2017066597

Pages: 3 Fee: \$25.00
07/20/2017 09:36 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas