

GF No. 20-551181-GT

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.

Capital Title
GENERAL WARRANTY DEED
with Third Party Vendor's Lien
GF# 20-551181-GT-TP

Date: February 1, 2021

Grantor: Dennis Weathers and Connie Weathers, husband and wife

Grantee: William Gary Henrichs and Lacy M'Liss Henrichs, husband and wife

Grantee's Mailing Address:

412 Deer Meadow Cir.
Georgetown, TX 78633

Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **Randolph-Brooks Federal Credit Union** in the principal amount of **THREE HUNDRED FORTY-SIX THOUSAND THREE HUNDRED FORTY-FIVE AND NO/100 DOLLARS (\$346,345.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Randolph-Brooks Federal Credit Union** and by a first-lien deed of trust of even date from Grantee to **Morton W. Baird, II, trustee**.

Property (including any improvements):

Lot 44, Block 1, PLANNED UNIT DEVELOPMENT OF SUN CITY GEORGETOWN, NEIGHBORHOOD TWENTY-THREE, an Addition in Williamson County, Texas, according to the Map or Plat recorded in Cabinet AA, Slide 205-208, Plat Records of Williamson County, Texas.

Commonly known as 412 Deer Meadow Cir., Georgetown, TX 78633.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

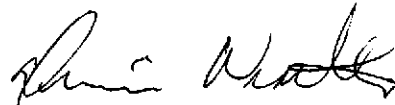
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Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in 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.

Randolph-Brooks Federal Credit Union, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **Randolph-Brooks Federal Credit Union** and are transferred to **Randolph-Brooks Federal Credit Union** without recourse against Grantor. 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 will become absolute.

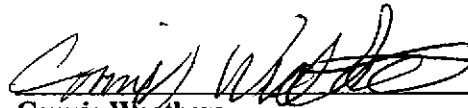
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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



Dennis Weathers

Date: February 1, 2021



Connie Weathers

Date: February 1, 2021

GF No. 20-551181-GT

STATE OF TEXAS

COUNTY OF Williamson

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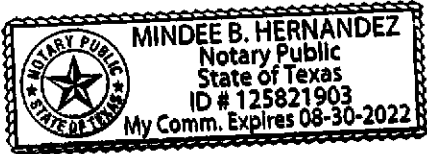
The foregoing instrument was acknowledged before me, the undersigned notary, on the 1 day of February, 2021 by **Dennis Weathers**.



Notary Public, State of Texas

Printed Name of Notary

My Commission Expires

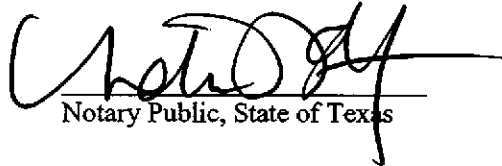


STATE OF TEXAS

COUNTY OF Williamson

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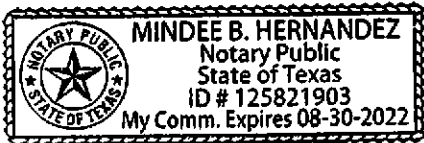
The foregoing instrument was acknowledged before me, the undersigned notary, on the 1 day of February, 2021 by **Connie Weathers**.



Notary Public, State of Texas

Printed Name of Notary

My Commission Expires



AFTER RECORDING RETURN TO:

William Gary Henrichs and Lacy M'Liss Henrichs
412 Deer Meadow Cir.
Georgetown, TX 78633

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021015830

Pages: 4 Fee: \$29.00
02/02/2021 08:30 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas