ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch
ROSE PIETSCH, County Clerk
Bastrop Texas
July 15, 2021 11:31:17 AM
FEE: $34.00
DEED
202114781

Chicago Title
GF#2103266 Lele/VA

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.

July 13, 2021 Loan Number: **3377202**

Grantor (whether one or more): **TODD SEALE**

Grantee (whether one or more): **CARY HEATH CLAWSON and KIMBERLY RENEE CLAWSON**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF **BASTROP**

THAT **TODD SEALE**, 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 **CARY HEATH CLAWSON and KIMBERLY RENEE CLAWSON**, whose mailing address is, **417 BANDARA WOODS BLVD, ELGIN, TX 78621**, 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 one certain Promissory Note in the principal sum of **($266,000.00) TWO HUNDRED SIXTY-SIX THOUSAND AND NO/100**, of even date herewith, payable to the order of **FIRST UNITED BANK & TRUST COMPANY** hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's 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 **GREG MASSEY**, 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

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 26, BLOCK C, COUNTY LINE SUBDIVISION, PHASE III, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 4, PAGE 138B, OF THE PLAT RECORDS OF BASTROP 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 thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 13 day of July, 2021.

TODD SEALE 7/13/2021	
Date	Date

STATE OF TEXAS
County of Travis

Before me Laurie Albarado on this day personally appeared

TODD SEALE

known to me (or proved to me on the oath of _____ or through TXDL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and stamp of office this 13 day of July, 2021

(Seal)

Notary Public

Laurie Albarado

Title of Notarial Officer

LAURIE ALBARADO
My Notary ID # 2968872
Expires May 25, 2025

My Commission Expires: _____

After Recording, Please Mail To Grantee: **CARY HEATH CLAWSON**
417 BANDARA WOODS BLVD
ELGIN, TX 78621