

**NOTICE OF CONFIDENTIALITY: 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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

PGP GF No. TX-288544

DATE: October 10, 2023

GRANTOR: Pulte Homes of Texas, L.P., a Texas Limited Partnership

GRANTOR'S MAILING ADDRESS: 9401 Amberglen Blvd., Building I, Suite 150, Austin, TX 78729

GRANTEE: SOPHIYA NEUPANE, AN UNMARRIED WOMAN

GRANTEE'S MAILING ADDRESS: 420 BLACK ALDER STREET, GEORGETOWN, TX 78626

**CONSIDERATION:** Ten dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that promissory note of even date herewith payable to PULTE MORTGAGE, LLC (Lender) as therein provided, which promissory note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to JOEL PIMIENIA, Trustee.

**PROPERTY:**

**LOT 30, BLOCK X, OF REPLAT OF CARLSON PLACE, PHASE G, AN ADDITION TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF AS RECORDED IN DOCUMENT NO. 2022052415, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.**

**RESERVATIONS AND EXCEPTIONS:** This conveyance is made subject to (i) the liens described as part of the Consideration, if any; (ii) all taxes and assessments by any taxing authority for the year 2023 and subsequent years; (iii) all homeowners' or property owners' association and district fees and assessments (the payment of which taxes, fees and assessments are hereby assumed by Grantee); (iv) all matters affecting the Property shown on the recorded plat for the community of which the Property is a part, if any; (v) all water, oil, gas and mineral rights previously reserved or conveyed, if any; (vi) all easements, covenants, restrictions, encumbrances and other matters of record affecting the Property; (vii) all matters and conditions shown on the survey or that would be revealed by an accurate survey or inspection of the Property; and (viii) applicable building and zoning codes and other laws of governmental authorities.

Grantor, for the Consideration and subject to the Reservations and Exceptions, grants, sells and conveys to Grantee the Property. **TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever; and, subject to the Reservations and Exceptions, Grantor does hereby bind Grantor and Grantor's successors to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto 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, subject to the Reservations and Exceptions.

A vendor's lien against and superior title to the Property are retained for the benefit of Lender until the promissory note referenced above is fully paid according to its terms, at which time this deed shall become absolute. Such vendor's lien and superior title to the Property are hereby transferred and assigned to Lender, without recourse to Grantor.

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

**Pulte Homes of Texas, L.P.,**  
A Texas limited partnership

By: Pulte Nevada I LLC,  
a Delaware limited liability company,  
its general partner

By: [Signature] **Kaitlin White**  
Name: [Signature] **Closing Coordinator**  
Title: [Signature] **Central Texas**

(Acknowledgment)

THE STATE OF TEXAS §  
COUNTY OF Williamson §

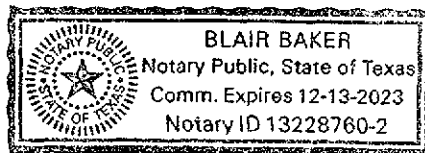
**Kaitlin White**  
**Closing Coordinator**  
**Central Texas**

This instrument was acknowledged before me on 10 October, 2023, by \_\_\_\_\_ of Pulte Nevada I LLC, a Delaware limited liability company, on behalf of said company in its capacity as General Partner of Pulte Homes of Texas, a Texas limited partnership, on behalf of said limited partnership.

[Signature]  
Notary Public, State of Texas

**PREPARED IN THE LAW OFFICES OF:**  
POLUNSKY BEITEL GREEN, LLP  
17806 IH 10 WEST, SUITE 450  
SAN ANTONIO, TX 78257

**AFTER RECORDING RETURN DEED TO:**  
SOPHIYA NEUPANE  
420 BLACK ALDER STREET  
GEORGETOWN, TX 78626



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023085277**

Pages: 3 Fee: \$30.00

10/12/2023 08:34 AM

DLAM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas