

WARRANTY DEED WITH VENDOR'S LIEN

2037929-LOSA
15-ITC

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: August 17, 2020

Grantor: STARLIGHT VILLAGE, L.L.C., a Texas limited liability company

Grantor's Mailing Address:

123 Goodwater, Georgetown, Williamson County, Texas 78633

Grantee: SHELLEY RENEE SEALE, a single woman

Grantee's Mailing Address:

420 Starlight Village Loop, Unit 17, Leander, Williamson County, Texas 78641

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged and a note of even date that is in the principal amount of \$320,000.00 and is executed by Grantee, payable to the order of GRANTOR. The note is secured by a vendor's lien retained in favor of GRANTOR in this deed and by a deed of trust of even date from Grantee to ROBERT J. WILSON, Attorney at Law, Trustee.

Property (including any improvements):

Unit 17, STARLIGHT VILLAGE CONDOMINIUMS, a Condominium Project in Williamson County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements as defined in that Declaration recorded in Document No. 2016061613, Official Public Records, Williamson County, Texas, as amended in Document No. 2016105187, Document No. 2017062281 and Document No. 2017067711, Official Public Records, Williamson County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests and covenants of record against the hereinbefore described property, if any.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor 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 the Exceptions to Conveyance and Warranty.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

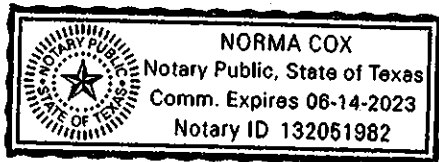
When the context requires, singular nouns and pronouns include the plural.

STARLIGHT VILLAGE, L.L.C.,
a Texas limited liability company

By: Willie Kopecck MANAGER
WILLIE KOPECKY, Manager

THE STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ *Williamson*
NC

This instrument was acknowledged before me on the 17 day of August, 2020 by WILLIE KOPECKY, Manager of STARLIGHT VILLAGE, L.L.C., a Texas limited liability Company on behalf of said limited liability company.



Norma Cox

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Wilson, Sterling & Russell
9951 Anderson Mill Road, Suite 200
Austin, Texas 78750

AFTER RECORDING RETURN TO:
Shelley Renee Seale
420 Starlight Village Loop, Unit 17
Leander, Texas 78641

12400-540
W:/kj/Indep.wsr/StarlightVillage.2037929.wdvl
RJW/kj

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020105521

Pages: 4 Fee: \$29.00
09/04/2020 09:10 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas