20022498 DEED Total Pages: 3
Filed and Recorded: 06/09/2020 02:58:07 PM

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: **June 5, 2020**

Grantor: **Mary K. Hilburn, a single person**

Grantor's Mailing Address: 7504 St. Cecelia St Austin Tx 78754

Grantee: **Desirae M. Mendoza, a single woman**

Grantee's Mailing Address: 308 Cyril Dr Hutto, TX 78634

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of CMG Mortgage, Inc. dba CMG Financial in the principal amount of $365,750.00 (Three Hundred Sixty Five Thousand Seven Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CMG Mortgage, Inc. dba CMG Financial and by a first-lien deed of trust of even date from Grantee to Thomas E. Black, Jr., trustee.

Property (including any improvements):

Lot 56, THE HIGHLANDS, SECTION B, and replat of tracts 22, 23, 24, 25, 26, 27, 28, 26A, 27A and 28A, The Highlands, Section A, an Addition in Hays County, Texas, according to the Map or Plat recorded in Volume 1, Page 171, Map or Plat Records of Hays County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hays County, Texas.

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 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 and to hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all

and singular the Property to Grantee and 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.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 5th day of June, 2020.

Mary K. Hilburn

Mary K. Hilburn

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, a Notary Public, the foregoing instrument was acknowledged on 5th day of June, 2020 by Mary K. Hilburn who personally appeared before me, and who is known to me through Driver License to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

MONICA IRVIN
Notary ID #3530076
My Commission Expires
November 12, 2023

Monica Irvin

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

20022498 DEED
06/09/2020 02:58:07 PM Total Fees: $30.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas