

Chicago Title
GF# 2000016/UA

GENERAL 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: February 12, 2020

Grantor: JEAN BELLE VAN HOUTON, AS TRUSTEE OF THE JEAN BELLE VAN HOUTEN LIVING TRUST DATED SEPTEMBER 20, 2005

Grantee: BRIAN J MARTIN AND GLORIA Y MARTIN, A MARRIED COUPLE
Address: 536 LOMA CEDRO BND, LEANDER, TEXAS 78641

Consideration: Cash and a note of even date executed by Grantee and payable to the order of JPMORGAN CHASE BANK, N.A. ("Lender") in the principal amount of \$265,500.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Allan B. Polunsky, trustee.

Property (including any improvements):

LOT 29, BLOCK H, VISTA RIDGE PHASE TWO-B FINAL PLAT, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NUMBER 2014002031, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2020 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to 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 Exceptions to Conveyance and Warranty.

Lender, 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 Lender and are transferred to Lender 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.

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

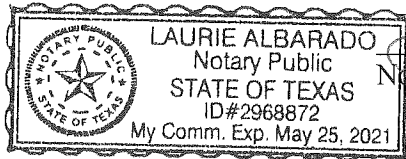
Jean Belle Van Houten, trustee
JEAN BELLE VAN HOUTON, as Trustee of The Jean Belle Van Houten Living Trust dated September 20, 2005

JBVH

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on 2/12/2020 2020 by JEAN BELLE VAN HOUTON, as Trustee of The Jean Belle Van Houten Living Trust dated September 20, 2005, on behalf of said trust.

JBVH



Laurie Albarado
Notary Public, State of Texas

After Recording Return to:
BRIAN J MARTIN, 536 LOMA CEDRO BND, LEANDER, TEXAS 78641

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020014464

Pages: 3 Fee: \$25.00
02/12/2020 03:57 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas