

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 11, 2022

Grantor: CHRISTOPHER WELLER and spouse, ABBIE WELLER

Grantor's Mailing Address: 5513 Cypress Ranch Blvd, Spicewood, TX 78669

Grantee: RUSSELL D. WELLER JR. and spouse, STEFANY D. WELLER

Grantee's Mailing Address: 5364 Knob Creek rd Temple, TX 76501

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, including a note of even date that is in the principal amount of \$94,979.04.00 and is executed by Grantee, payable to the order of VETERANS LAND BOARD OF THE STATE OF TEXAS. The note is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to GEORGE P. BUSH, Trustee.

Property:

A tract of land out of the Maximo Moreno Survey, Abstract No. 14, in Bell County, Texas, containing 12.703 acres of land, more or less, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, agreements and maintenance charges, and other instruments, other than conveyances of the surface fee estate, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for the year 2022 and subsequent years; and subsequent assessments for 2022 and prior years due to a change in land usage, ownership or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and 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, or assigns forever. Grantor

hereby 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 and exceptions to 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.

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

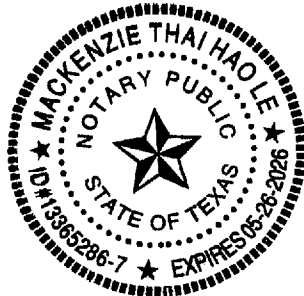
VETERANS LAND BOARD OF THE STATE OF TEXAS, at Grantee's request, will advance funds for the purchase price of the property evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of VETERANS LAND BOARD OF THE STATE OF TEXAS and are transferred to VETERANS LAND BOARD OF THE STATE OF TEXAS without recourse on Grantor.

[Signature]
CHRISTOPHER WELLER

[Signature]
ABBIE WELLER

STATE OF Texas §
COUNTY OF Travis §

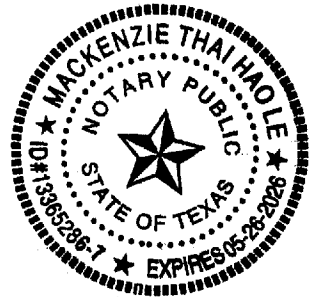
This instrument was acknowledged before me on this the 16 day of August, 2022, by CHRISTOPHER WELLER.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF Texas §
COUNTY OF Travis §

This instrument was acknowledged before me on this the 16 day of August, 2022, by
ABBIE WELLER.



Marilyn T Se
NOTARY PUBLIC, STATE OF TEXAS

RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

HARRELL, STOEBNER, & RUSSELL, P.C.
Attorneys at Law
2106 Bird Creek Drive, Temple, Texas 76502
(254) 771-1855

22-2121

BEING a 12.703 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being all of that certain called 12.766 acre tract of land described in a Warranty Deed dated April 30, 1990 from Lee H. Walton to Christopher Weller and being of record in Volume 2697, Page 95, Official Public Records of Bell County, Texas as occupied, fenced and evidenced on the ground and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron pipe found being the northeast corner of the said 12.766 acre tract and being the southeast corner of that certain 1.997 acre tract of land described in a General Warranty Deed with Vendor's Lien in Favor of Third Party dated May 6, 2004 from Michele L. Throckmorton to Kevin Wayne Cosper and Sherry Ann Cosper and being of record in Volume 5366, page 356, Official Public Records of Bell County, Texas and being in the west right-of-way line of Knob Creek Road for corner;

THENCE S. 16° 27' 42" W., 379.55 feet departing the said 1.997 acre tract and with the east boundary line of the said 12.766 acre tract (calls N. 18° 35' 30" E., 380.0 feet) and with the said west right-of-way line to a 1/2" Iron rod with cap stamped "RPLS 2475" found being the southeast corner of the said 12.766 acre tract and being the northeast corner of that certain 12.097 acre tract of land standing in the name of Frankie E. Cloud as described in a Affidavit of Facts Concerning the Identity of Heirs dated December 17, 2014 and being of record in Document No. 201400046526, Official Public Records of Bell County, Texas and being further identified in Volume 1255, Page 1, Deed Records of Bell County, Texas for corner;

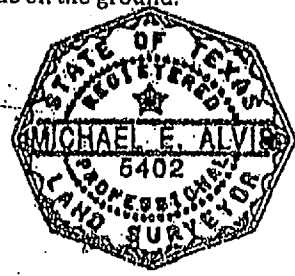
THENCE N. 73° 33' 52" W., 1477.15 feet departing the said west right-of-way line and with the south boundary line of the said 12.766 acre tract (calls S. 71° 26' 32" E., 1483.79 feet) and with the north boundary line of the said 12.097 acre tract and with an existing fence line to a flagged fence corner post found being the occupied and evidenced southwest corner of the said 12.766 acre tract and being the occupied and evidenced northwest corner of the said 12.097 acre tract and being in the east boundary line of that certain 23.192 acre tract of land described in a General Warranty Deed dated April 21, 2005 from Nelda Keaton and husband, Harry Keaton to William R. Schneider and being of record in Volume 5676, Page 412, Official Public Records of Bell County, Texas for corner;

THENCE N. 22° 35' 16" E., 382.34 feet departing the said 12.097 acre tract and with the occupied, fenced and evidenced west boundary line of the said 12.766 acre tract (calls S. 24° 35' 16" W., 382.21 feet) and with the said east boundary line to a flagged fence corner post found being the occupied and evidenced northwest corner of the said 12.766 acre tract and being the evidenced southwest corner of that certain 12.055 acre tract of land described in a Deed dated November 4, 1997 from Ida Mae Hertel to Ida Mae Hertel, Trustee of the Ida Mae Hertel Trust and being of record in Volume 3700, Page 158, Official Public Records of Bell County, Texas for corner;

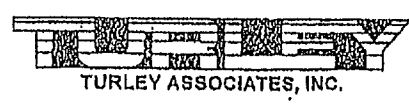
THENCE S. 73° 32' 27" E., 1436.34 feet departing the said 23.192 acre tract and with the north boundary line of the said 12.766 acre tract (calls N. 71° 26' 32" W., 1443.01 feet) and with the south boundary line of the said 12.055 acre tract and continuing with the south boundary line of the aforementioned 1.997 acre tract and with an existing fence line to the Point of BEGINNING and containing 12.703 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis
Michael E. Alvis, RPLS#5402
June 16, 2022



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



ENGINEERING • SURVEYING • PLANNING
301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
ENGINEERING FIRM #1658 SURVEY FIRM #10056000

EXHIBIT "A"



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022052338

As
DEED

Recorded On: August 17, 2022

Parties: WELLER CHRISTOPHER

To WELLER RUSSELL D

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
Total Fees:	\$23.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

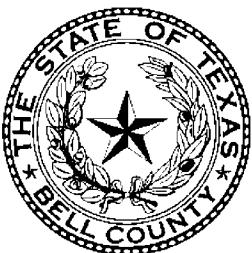
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022052338
Receipt Number: 299771
Recorded Date/Time: 08/17/2022 2:02:21 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

Monteith Abstract & Title Co. - Temple
2010 BIRD CREEK DRIVE
TEMPLE, TX 76502



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk