ELECTRONICALLY RECORDED 2019022414
Williamson County, Texas Total Pages: 4

25-01346-1417-AW1CRM

SPECIAL 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: March 19, 2019

GRANTOR: Scott Felder Homes, LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS: 6414 River Place Blvd., #100, Austin, Texas 78730

GRANTEE: Juston D. Westbrooks and Alisha G. Wilkins, husband and wife

GRANTEE'S MAILING ADDRESS: 5824 Ravenna Lane
Round Rock, TX 78665

CONSIDERATION:

$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and two notes of even date executed by Grantee, which will be described in this paragraph and referred to as the first lien note and second lien note. The first lien note is in the principal amount of $248,847.00, and is payable to the order of CMG Mortgage, Inc. dba CMG Financial. The first lien note is secured by the first and superior vendor's lien and superior title retained in this deed for CMG Mortgage, Inc. dba CMG Financial and is also secured by a first lien deed of trust of even date from Grantee to Thomas E. Black, Jr., Trustee. The second lien note is in the principal amount of $10,000.00, and payable to the order of Housing Authority of the City of Austin. The second lien note is secured by the second, subordinate, and inferior vendor's lien retained in this deed and by a second lien deed of trust of even date from Grantee to Jim Ewbank, Trustee.

PROPERTY (including any improvements):

Unit 31, together with the undivided interest in and to the Common Elements appurtenant thereto, of SIENA PATIO HOMES, a condominium project in Williamson County, Texas, according to the Declaration of Condominium, recorded under Document Number 2017072883, and corrected under Document Number 2017075577, of the Official Public Records of Williamson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

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 anywise 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, successors and assigns 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 conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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.

CMG Mortgage, Inc. dba CMG Financial has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Grantor retains a first and superior vendor's lien against and superior title to the property and transfers them to CMG Mortgage, Inc. dba CMG Financial. Housing Authority of the City of Austin has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the second lien note. In consideration of that payment, Grantor retains a second and inferior vendor's lien against and superior title to the property and transfers them to Housing Authority of the City of Austin.

Scott Felder Homes, LLC, a Texas limited liability company

By: _____

Name: Steven A. Krasoff

Title: President

Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 19 day of March, 2019, by Steven A. Krusoff, President of Scott Felder Homes, LLC, a Texas limited liability company, on behalf of said company.

MICHELLE A. THOMAS
Notary Public, State of Texas
Comm. Expires 09-15-2021
Notary ID 8531715

Michelle A Thomas
Notary Public, State of 9/15/2021

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 01346-14171

After Recording Return To:

Juston Westbrooks and
Alisha Wilkins
5824 Ravenna Lane
Round Rock, TX 78665

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2019022414

Pages: 4 Fee: $29.00
03/19/2019 03:10 PM

Nancy E. Rister, County Clerk
Williamson County, Texas