09/2044580

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: December 22, 2015

GRANTOR: Standard Pacific of Texas, Inc., a Delaware corporation

GRANTOR'S MAILING ADDRESS: 11001 Lakeline Boulevard, Building 1, Suite 100, Austin, Texas 78717

GRANTEE: Niranjan Mamillapalli and Naga Srilakshmi Mamillapalli, husband and wife

GRANTEE'S MAILING ADDRESS: 608 Cascada Ln., Round Rock, Texas 78681

CONSIDERATION:

$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of $398,636.00, and is executed by Grantee, payable to the order of AAXY, LLC d/b/a Austin First Mortgage. The note is secured by a vendor's lien retained in favor of AAXY, LLC d/b/a Austin First Mortgage in this deed and by a deed of trust of even date from Grantee to Brett M. Shanks, Trustee.

PROPERTY (including any improvements):

Lot 32, Block S, SENDERO SPRINGS, SECTION SEVEN, in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2013009321, 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 2016 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 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, 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.

AAXY, LLC d/b/a Austin First Mortgage, 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 described. The vendor's lien and superior title to the property are retained for the benefit of AAXY, LLC d/b/a Austin First Mortgage and are transferred to that party.

Grantee, by acceptance and recordation of this deed, on behalf of Grantee and Grantee's successors, assigns, subsequent owners, heirs and parties holding any right or interest in the property (collectively, "Subsequent Owners"), (a) accepts and approves this deed, and (b) accepts, covenants, and agrees to be bound by, and the beneficiary of, all provisions of the Home Builder's Limited Warranty ("Home Warranty") provided by Grantor to Grantee, including without limitation, the binding arbitration procedure and the limitation of statutory and common law remedies contained and described in the Home Warranty. A sample of the Home Warranty has been recorded under Document No. 2005007928 of the Official Public Records of Travis County, Texas, and a copy of the specific Home Warranty issued for the property can be obtained upon request by Grantor, Grantee, any Subsequent Owner or any prospective Subsequent Owner from Professional Warranty Service Corporation, P.O. Box 800, Annandale, Virginia 22003-0800. Nothing in the Home Warranty or any other document provided by Grantor in conjunction with the initial sale of the property to Grantee diminishes any rights or obligations Grantor, Grantee or Subsequent Owners may have under the Texas Residential Construction Commission Act or the Texas Residential Construction Liability Act. Grantor and Grantee intend that these provisions are covenants which shall run with the land and be binding upon all Subsequent Owners. Grantor and Grantee also intend that these provisions may be enforced by Grantor against Grantee and Subsequent Owners even if Grantor does not own property which is benefited by these provisions. Should any of these provisions be held unenforceable, all of

the other provisions shall remain binding and enforceable. Should any of these provisions be held to not run with the land, all of the other provisions shall continue to run with the land. The provisions of the Home Warranty are acknowledged to be reasonable and are incorporated in this deed by reference.

Standard Pacific of Texas, Inc., a Delaware corporation

By:_____

Name: Bryan R.Havel

Title: VP of Finance

Acknowledgment

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 22 day of Dec, 2015, by Bryan R Havel VP of Finance of Standard Pacific of Texas, Inc., a Delaware corporation, on behalf of said corporation.

STANLEY FREEMAN
MY COMMISSION EXPIRES
September 24, 2018

Notary Public, State of _____

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 2044580

After Recording Return To:

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Dd4580-fw

2016000387
Electronically Recorded
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk
1/4/2016 10:02 AM
Pages: 3 Fee: $ 29.00
Williamson County Texas