ELECTRONICALLY RECORDED 2022066908
Williamson County, Texas Total Pages: 4

SPECIAL WARRANTY DEED
(WITH VENDOR'S LIEN)

TPT GF No. 7714001345
BB

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.

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That **HIGHLAND HOMES–AUSTIN, LLC**, a Texas limited liability company (herein referred to as the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by **AARON JACOB GUSTAFSON** and **GRETCHEN KATHLEEN GUSTAFSON**, husband and wife (herein collectively referred to as the "Grantees"), whose address is 617 Pecan Bottom Trail, Georgetown, Texas 78628, and further in consideration of a loan from **HIGHLAND HOMELOANS, LLC**, a Delaware limited liability company (herein referred to as "Lender"), whose address is 18111 Preston Road, Suite 900A, Dallas, Texas 75252, at the special insistence and request of the Grantees as the funds advanced in execution of that one certain Promissory Note of even date herewith (herein referred to as the "Note"), in the principal sum of Four Hundred Eighty-Two Thousand Six Hundred Thirty-Six and No/100 Dollars ($482,636.00), bearing interest and payable to the order of Lender, as therein stipulated, and identifying Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Lender as beneficiary, which Note is secured by a Vendor's Lien herein retained, and which the Note in its entirety is secured by a Deed of Trust of even date herewith executed and delivered by the Grantees to **ALLAN B. POLUNSKY, TRUSTEE**, whose address is 17806 I.H. 10 West, Suite 450, San Antonio, Texas 78257, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the Grantees that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Williamson County, Texas, and being more particularly described as follows:

Lot 5, in **Block C**, of **Wolf Ranch West, Section 4A**, an addition in Williamson County, Texas, according to the map or plat thereof recorded in **County Clerk's File No. 2019075393** and replatted under **2019113309** and **2020041451**, Plat Records, Williamson County, Texas.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns forever; and the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. The Grantees assume payment of all taxes for current and subsequent years.

But it is expressly agreed and stipulated that a Vendor's Lien is retained against the Property until the Note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute, and the Grantor does hereby transfer, assign and convey unto Lender, without recourse on Grantor, said Vendor's Lien and all rights, titles, liens and equities in, to and upon the Property.

EXECUTED as of the 27th day of May, 2022.

GRANTOR:

HIGHLAND HOMES–AUSTIN, LLC,
a Texas limited liability company

By: Angie Hayes
Printed Name:
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Angie Hayes, the Assistant Secretary of HIGHLAND HOMES–AUSTIN, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 27 day of May, 2022.

Blair Baker
NOTARY PUBLIC, STATE OF TEXAS
Printed Name:
My Commission Expires:

PREPARED BY:

Hesse, Hesse & Blythe, PC
5560 Tennyson Parkway
Suite 250
Plano, Texas 75024

BLAIR BAKER
Notary Public, State of Texas
Comm. Expires 12-13-2023
Notary ID 13228760-2

AFTER RECORDING RETURN TO:

Aaron Jacob Gustafson
Gretchen Kathleen Gustafson
617 Pecan Bottom Trail
Georgetown, Texas 78628

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022066908

Pages: 4 Fee: $34.00
06/01/2022 09:01 AM
LMUELLER

Nancy E. Rister, County Clerk
Williamson County,Texas

ELECTRONICALLY RECORDED 2024015561
Williamson County, Texas Total Pages: 3

REVOCABLE TRANSFER ON DEATH DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1. Name and Address of Owner (hereinafter the "Owner"):

GRETCHEN KATHLEEN GUSTAFSON
617 Pecan Bottom Trail
Georgetown, Texas 78628

2. Legal Description (hereinafter the "Property"):

Lot 5, Block C, WOLF RANCH WEST, SECTION 4A, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2019075393, Official Public Records of Williamson County, Texas.

3. Address of the Property:

617 Pecan Bottom Trail, Georgetown, Texas 78628

4. Beneficiary:

Effective upon the death of the Owner, the Owner grants and conveys the Property to AARON JACOB GUSTAFSON who resides at 617 Pecan Bottom Trail, Georgetown, Texas 78628 (the "Grantee") to have and hold the Property forever. If the Grantee fails to survive the Owner, the Owner instead grants and conveys the Property, effective upon the death of the Owner, to the surviving descendants of such Grantee as substitute beneficiaries in place of such Grantee, to have and hold the Property forever. If the Grantee and the Grantee's descendants all fail to survive the Owner, this Revocable Transfer on Death Deed shall be cancelled.

5. Included Rights:

This conveyance shall include all rights, titles and interests of the Owner in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Property.

6. Surviving Descendants:

In this Revocable Transfer on Death Deed, references to "descendants" mean lineal blood descendants of the first, second or any other degree of the ancestor designated, including descendants who have been conceived at any specific point in time relevant to such provision and who thereafter survive birth; and further, an adopted child and such adopted child's lineal descendants by blood or adoption shall be considered as lineal blood descendants of the adopting parent or parents and of anyone who is by blood or adoption a lineal ancestor of the adopting parent or of either of the adopting parents. Any property to be distributed to the "surviving descendants" of a Grantee shall be distributed in the manner specified in Texas Estates Code §255.153(b) whether or not the Grantee is a descendant described in Texas Estates Code §255.153(a).

7. Name and Signature of Owner:

GRETCHEN KATHLEEN GUSTAFSON

Dated: 2/29/2024

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on February 29, 2024, by GRETCHEN KATHLEEN GUSTAFSON.

STACEY PETERSEN NOTARY PUBLIC STATE OF TEXAS ID 12162981 EXP. AUG 24 2024

Notary Public, State of Texas

After recording, return to:

SNEED, VINE & PERRY, P.C.
108 East 8th Street
Georgetown, Texas 78626

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024015561

Pages: 3 Fee: $29.00
02/29/2024 11:08 AM
ATAYLOR

Nancy E. Rister, County Clerk
Williamson County,Texas

ELECTRONICALLY RECORDED 2024015562
Williamson County, Texas Total Pages: 3

REVOCABLE TRANSFER ON DEATH DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1. Name and Address of Owner (hereinafter the "Owner"):

AARON JACOB GUSTAFSON
617 Pecan Bottom Trail
Georgetown, Texas 78628

2. Legal Description (hereinafter the "Property"):

Lot 5, Block C, WOLF RANCH WEST, SECTION 4A, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2019075393, Official Public Records of Williamson County, Texas.

3. Address of the Property:

617 Pecan Bottom Trail, Georgetown, Texas 78628

4. Beneficiary:

Effective upon the death of the Owner, the Owner grants and conveys the Property to GRETCHEN KATHLEEN GUSTAFSON who resides at 617 Pecan Bottom Trail, Georgetown, Texas 78628 (the "Grantee") to have and hold the Property forever. If the Grantee fails to survive the Owner, the Owner instead grants and conveys the Property, effective upon the death of the Owner, to the surviving descendants of such Grantee as substitute beneficiaries in place of such Grantee, to have and hold the Property forever. If the Grantee and the Grantee's descendants all fail to survive the Owner, this Revocable Transfer on Death Deed shall be cancelled.

5. Included Rights:

This conveyance shall include all rights, titles and interests of the Owner in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Property.

6. Surviving Descendants:

In this Revocable Transfer on Death Deed, references to "descendants" mean lineal blood descendants of the first, second or any other degree of the ancestor designated, including descendants who have been conceived at any specific point in time relevant to such provision and who thereafter survive birth; and further, an adopted child and such adopted child's lineal descendants by blood or adoption shall be considered as lineal blood descendants of the adopting parent or parents and of anyone who is by blood or adoption a lineal ancestor of the adopting parent or of either of the adopting parents. Any property to be distributed to the "surviving descendants" of a Grantee shall be distributed in the manner specified in Texas Estates Code §255.153(b) whether or not the Grantee is a descendant described in Texas Estates Code §255.153(a).

7. Name and Signature of Owner:

AARON JACOB GUSTAFSON

Dated: 2 29 2024

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on February 29, 2024, by AARON JACOB GUSTAFSON.

STACEY PETERSEN NOTARY PUBLIC STATE OF TEXAS ID 12162001 EXP. AUG 24 2024

Stacy Peterson
Notary Public, State of Texas

After recording, return to:

SNEED, VINE & PERRY, P.C.
108 East 8th Street
Georgetown, Texas 78626

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024015562

Pages: 3 Fee: $29.00
02/29/2024 11:08 AM
ATAYLOR

Nancy E. Rister, County Clerk
Williamson County,Texas