FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Mar 26, 2021 04:25 PM Fee: $38.00
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AFTER RECORDING MAIL TO:
SEAN THOMAS POLK and MICHELLE ALBARRAN MORAN
6204 CONESTOGA WAGON WAY
DEL VALLE, TX 78617

Prepared By:
Robertson Anschutz Vetters, LLC
10850 Richmond Avenue, Suite 350
Houston, TX 77042

SPECIAL WARRANTY DEED

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.

THAT **KB Home Lone Star, Inc.,** a **Texas Corporation,** hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by **SEAN THOMAS POLK and MICHELLE ALBARRAN MORAN, husband and wife,** hereinafter called "Grantee", whose mailing address is **6204 CONESTOGA WAGON WAY, DEL VALLE, TX 78617,** the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of **Two Hundred Ninety-Seven Thousand Four Hundred Forty-Three** Dollars **($297,443.00),** of even date herewith, payable to the order of **KBHS Home Loans, LLC,** hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to **Ruth W. Garner,** Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in **TRAVIS** County, Texas, to-wit:

Lot 9, Block G, Ross Road Subdivision, a small lot subdivision, in the City of Austin, Travis County, Texas, according to the map recorded in Document No. 201800311, Official Public Records of Travis County, Texas

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: 2/24/21

KB Home Lone Star, Inc.

By: _____

Name: Josh Real

Title: S. Dir Coordinator

State of Texas

County of Travis

This instrument was acknowledged before me on [Date] 2/24/21 by [Name(s) of Person(s) Acknowledging] Josh Reed, [Title of Person(s) Acknowledging] Sr. Dev Coordinator of **KB Home Lone Star, Inc.**, a partnership, on behalf of said **Corporation**.

Notary Public: check the appropriate box - and **only one box** - as applicable to this notarial act:

☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.

☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

Notary Public (Signature of Notarial Officer)

Veronica L. Contreras
(Printed Name of Notarial Officer)

My commission expires: 04.23.2024

(Official Seal or Stamp)

VERONICA L. CONTRERAS
NOTARY PUBLIC
ID# 126372101
State of Texas
Comm. Exp. 04-23-2024