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OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
May 13, 2021 02:33 PM Fee: $34.00
2021107716
Electronically Recorded

Special Warranty Deed

(with Vendor's Lien)

NOTICE OF CONFIDENTIALITY RIGHTS
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: May 13, 2021

Grantor: Ashton Austin Residential, L.L.C., a Texas limited liability company

Grantor's Mailing Address: 10721 Research Blvd. B-210, Austin, Texas 78759

Grantee: Matthew Andrew Taylor and Elizabeth Anne Taylor, husband and wife

Grantee's Mailing Address: 6709 Golden Bough Lane
Pflugerville, TX 78660

Consideration:

Ten Dollars ($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 $316,051.00, and is executed by Grantee, payable to the order of Gateway Mortgage Group, a division of Gateway First Bank. The note is secured by a first and superior vendor's lien retained in favor of Gateway Mortgage Group, a division of Gateway First Bank in this deed and by a first lien deed of trust of even date from Grantee to Scott Gesell, Trustee.

The vendor's lien against and superior title to the Property are retained for the benefit of Gateway Mortgage Group, a division of Gateway First Bank until the $316,051.00 note described above is fully paid according to its terms, at which time this deed will become absolute. The vendor's lien and superior title are transferred to Gateway Mortgage Group, a division of Gateway First Bank without recourse.

Property (including any improvements):

LOT 20, BLOCK E, CARMEL WEST PHASE 3 SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 202000171, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by or through Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of First American Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any

reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

Ashton Austin Residential, L.L.C.,
a Texas limited liability company

By: _____
Name : Michael G. Ringel
Title: VP of Finance

State of Texas
County of Travis

This document was acknowledged before me on May 13th, 2021 by Michael G. Ringel, VP of Finance of Ashton Austin Residential, L.L.C., a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

CARRIE GARRETT
Notary Public, State of Texas
Comm. Expires 03-08-2024
Notary ID 130572245

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 2618050-FW

AFTER RECORDING RETURN TO:

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_____
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