FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Dec 21, 2021 10:36 AM Fee: $30.00
2021277710
Electronically Recorded

AUSTIN TITLE COMPANY

GF# 21016919-135-SH

After Recording Return To:
ISRAEL D RUIZ and BRENNAN PATRICK RYAN
6804 BRYN MAWR DR
AUSTIN, TEXAS 78723-2204

TEXAS GENERAL 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.

Effective Date:	**December 15, 2021**
Grantor (whether one or more):	**KRISTIN SANKOVICH AND MANUEL GALLEGOS ROJAS**
Grantee (whether one or more):	**ISRAEL D RUIZ AND BRENNAN PATRICK RYAN, SPOUSES MARRIED TO EACH OTHER**
Grantee's Mailing Address:	**6804 BRYN MAWR DR AUSTIN, TX 78723-2204**

Consideration:
Ten and no/100 Dollars ($10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **FOUR HUNDRED TWENTY-THREE THOUSAND AND NO/100 Dollars ($423,000.00)** (the "Note"), executed by the Grantee and payable to the order of **SWBC MORTGAGE CORPORATION** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **EDWARD KERSHNER**, Trustee for the benefit of the Lender.

Property (including improvements):
That certain property located in **TRAVIS** County, Texas to-wit: **SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.**

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

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 to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor,other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee 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 wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall 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 except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

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

Executed to be effective as of the Effective Date.

KRISTIN SANKOVICH 12/14/21 Date

MANUEL GALLEGOS ROJAS 12/14/21 Date

Acknowledgements

Individual

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on 12/14/2021, by KRISTIN SANKOVICH and MANUEL GALLEGOS ROJAS.

JULIE GLIDEWELL
Notary Public, State of Texas
Notary ID# 11192096
My Commission Expires
AUGUST 15, 2023

Notary Public
Printed Name: Julie Glidewell

Individual

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____.

(Seal)

Notary Public
Printed Name:

Corporate/Partnership

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____ of _____, on its behalf.

(Seal)

Notary Public
Printed Name: