



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jul 02, 2019 03:41 PM Fee: \$38.00

2019098518

Electronically Recorded

15/ITC/MMH/ 1919934 ARB

Loan Number: AAXY2019052200

**GENERAL WARRANTY DEED
WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY**

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.

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)

THAT LI DE DUAN, RAN TAO

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by YINYAN HE, A SINGLE WOMAN AND MICHAEL POPLAVSKI, A SINGLE MAN

whose address is 7008 RAIN CREEK PKWY, AUSTIN, TEXAS 78759

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of FOUR HUNDRED SIXTY-EIGHT THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$ 468,800.00) payable to the order of AAXY LLC DBA AAXY MORTGAGE

(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to BRETT M SHANKS

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and

premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 61, GREAT HILLS PHASE II, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 85, PAGE 187D, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
A.P.N. : 1-6007-0870

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

The contract between GRANTOR, as seller, and GRANTEE, as buyer, may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, 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 on this the 1st day of July, 2019 .

Lide Duan
LIDE DUAN (Grantor)

Ran Tao by Lide Duan
attorney in fact
RAN TAO by Lide Duan, (Grantor)
attorney in fact L.D.

(Grantor)

(Grantor)

(Grantor)

(Grantor)

_____[Space Below This Line For Acknowledgment]_____

The State of TEXAS ,

County of TRAVIS ,

Before me, Michelle Hanson ,
(here insert the name and character of the notarizing officer)

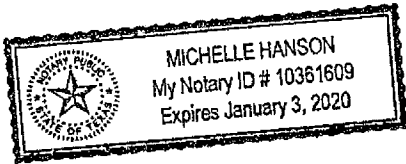
on this day personally appeared Lide Duan, individually and
as attorney in fact for Ran Tao

known to me (or proved to me on the oath of _____)

or through DL)
(description of identity card or other document)

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1st day of July 2019 .



(SEAL)

Michelle Hanson
(Notary Public Signature)