

## 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.

Date: June 10, 2024

Grantor: Alan Skinner

Grantor's Mailing Address: 4 Church St  
Vernon CT 06066

Grantee: Samuel Kelly and Candice Marie Kelly

Grantee's Mailing Address: 721 Yearwood Lane  
Jarrell TX 76537

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Mortgage Research Center LLC dba Veterans United Home Loans (hereinafter "Lender") in the principal amount of Two Hundred Sixty Three Thousand and No/100 DOLLARS (\$263,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Scott R. Valby, trustee.

Property (including any improvements):

Unit 45E, together with the undivided interest in and to the Common Elements appurtenant thereto, Sonterra II Condominiums, a condominium project in Williamson County, Texas, according to the Declaration of Condominium, of record in Document No. 2017074367, as amended in Document Nos. 2017116048, 2018009989, 2018014315, 2018034276, 2018034281, 2018070995, 2019015835, 2019016511, 2019044346, 2019049555, 2019055011, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record, as reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the current year and subsequent years, which Grantee assumes and agrees to pay.

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

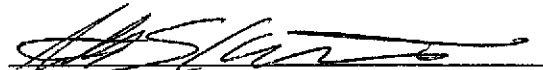
36-T-179284-KD

Recorded By Texas National Title

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

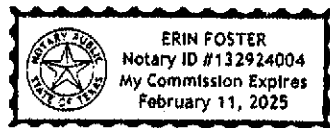
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.


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

  
Alan Skinner

STATE OF TEXAS )  
COUNTY OF Williamson )

This instrument was acknowledged before me on June 10, 2024, by Alan Skinner.



  
Notary Public, State of Texas

Return to:

~~Texas National Title~~  
~~305 Denali Pass, Suite A~~  
~~Cedar Park, Texas 78613~~

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024046020**

Pages: 3 Fee: \$29.00

06/10/2024 04:10 PM

MGOLDEN



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas