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Travis County, Texas
Dec 08, 2022 03:20 PM Fee: $30.00
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GENERAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS: THAT**
COUNTY OF TRAVIS §

CORNERSTONE HOME RENOVATIONS LLC, a Texas limited liability company ("**Grantor**"), whose mailing address is **229 Munk Ln, Leander, Texas 78641**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to Grantor in hand paid by **MEGHAN SUSAN SCHULTHESZ, A SINGLE WOMAN AND KEENAN KING, A SINGLE MAN** ("**Grantee**"), whose mailing address is **7305 Meadowood Dr, Austin, Texas 78723**, and in consideration of a Note of even date executed by Grantee and payable to the order of **ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE** ("**Lender**") in the principal amount of **$572,000.00**, which Note is secured by a first and superior vendor's lien and superior title retained in this Deed in favor of **ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE** and by a first-lien Deed of Trust of even date from Grantee to **SANDLER LAW GROUP, Trustee**, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the following real property, together with all improvements thereon (the "**Property**"):

LOT 4, BLOCK G, VINTAGE HILLS SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 41, PAGE 37, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, their heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (i) the liens securing payment of ad valorem taxes for the current and all subsequent years; and (ii) easements, liens, reservations, covenants, conditions, and restrictions of record in **Travis County, Texas**, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this Deed, Grantee assumes and agrees to perform all the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

The vendor's lien against and superior title to the Property are retained for the benefit of Lender, its successors and assigns, and transferred and assigned to Lender, its successors and assigns, 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.

EXECUTED AS OF the date set forth in the acknowledgement herein, EFFECTIVE for all purposes as of the **8th** day of **December, 2022.**

GRANTOR:

CORNERSTONE HOME RENOVATIONS LLC,
a Texas limited liability company

BY: _____
JOSE DAVILA,
Member

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, a Notary Public, on the 8th day of **December, 2022,** personally appeared **JOSE DAVILA, Member of CORNERSTONE HOME RENOVATIONS LLC, a Texas limited liability company,** on behalf of said entity, who acknowledged that he did sign the foregoing instrument, and acknowledged to me that he executed the same for the uses and purposes and consideration therein expressed, and in the capacity therein stated.

JENNIFER CROOKS
Notary Public, State of Texas
Comm. Expires 03-09-2023
Notary ID 130146590

_____
Notary Public, State of Texas