

SPECIAL 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: February 8, 2017

GRANTOR: KB Home Lone Star Inc., a Texas corporation

GRANTOR'S MAILING ADDRESS: 10800 Pecan Park Blvd. Suite 200, Austin, Texas 78750

GRANTEE: Bartholomew Todd Fisher, a single man

GRANTEE'S MAILING ADDRESS: 7604 PELLARY DRIVE AUSTIN, TX 78744

CONSIDERATION:

\$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 \$252,095.00, and is executed by Grantee, payable to the order of Progressive Bank. The note is secured by a vendor's lien retained in favor of Progressive Bank in this deed and by a deed of trust of even date from Grantee to Michael H. Patterson, Trustee.

PROPERTY (including any improvements):

Lot 20, Block I, Springfield, Section 3, an addition in Travis County, Texas according to the map or plat recorded in Document No. 201600006, Official Public Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2017 and subsequent years.

Grantor, for the consideration and subject to the reservations from and 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

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 shall become absolute.

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

Progressive Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Progressive Bank and are transferred to that party.

KB Home Lone Star Inc., a Texas corporation

By: _____

Name: _____

Josh Real

Title: _____

Closing Coordinator

Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 8 day of February, 2017, by Josh Rad, Closing Coordinator of KB Home Lone Star Inc., a Texas corporation, on behalf of said corporation.

Veronica L. Contreras
Notary Public, State of Texas



Prepared by:
Hardie Bleau Hancock & McGill, LLLP
Attorneys at Law
File No. 16-066303

After Recording Return To:

RETURN TO:
AUSTIN TITLE COMPANY
STONEBRIDGE PLAZA II
9600 N. MOPAC EXPRESSWAY
SUITE 125
AUSTIN, TX 78759-6507
GF# AUT 16013518 086-02

Df6303-fw



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

February 09 2017 02:18 PM

FEE: \$ 34.00 2017023189



Transfer on Death Deed

IMPORTANT NOTICE TO PROPERTY OWNER: Carefully read all instructions for this form. It is always best to talk to a lawyer before using this form. For privacy reasons, do not put your social security number or driver's license number on this form. Do not file these instructions.

REQUIRED:

- **Must Sign and Date Transfer on Death Deed In Front of a Notary.**
 - **Must Record Transfer on Death Deed Before Your Death:** You must record (*file*) this deed before your death with the county clerk where the property is located or it will not be effective.
1. Property Owner(s) (Transferors) Making this Deed. Enter your first, middle (if any), and last name here, along with your mailing address. If more than one person owns the property, all owners must list this information.

Bartholomew T Fisher

Property Owner's Printed Name

Second Owner's Printed Name (If Applicable)

Mailing Address:

Mailing Address:

7604 Peccary Drive

Address 1

Address 1

Address 2

Austin TX 78744

City

State

Zip

Address 2

City

State

Zip

2. Legal Description of the Property. The legal description is not the mailing or physical address of the property. The legal description is listed on the deed to the property, which you should have gotten when you became an owner. This information may also be available at the county clerk's office in the county where the property is located. Do NOT use the legal description listed on your property tax bill because it may be incorrect. IT IS VERY IMPORTANT THAT THIS INFORMATION IS CORRECT. If you are not absolutely sure, talk to a lawyer.

Lot 20, Block 1, Springfield, Section 3, an addition to Travis County, Texas according to the map or plat recorded in Document No. 201600006, Official Public Records of Travis County, Texas.

Print legal description of the property.

3. Address of the Property (if any). This is the physical address of the property. Include county.

7604 Peccary Drive Austin Travis Texas 78744

Address

City

County

State

Zip

4. Primary and Alternate Beneficiaries. **MUST CHECK AND COMPLETE A, B, OR C (Check ONE and ONLY ONE):**
- A "beneficiary" is the person who you want to own the property when you die.
 - Section A: Fill out this section if you are married, and you and your spouse own the property together, and you want your spouse to own the property when you die.
 - Section B: Fill out this section if you are married and you own the property by yourself – your spouse doesn't own any part of it – and you want your spouse to own the property when you die.
 - Section C. Fill out this section in all other situations See #4 in the detailed instructions to this form.

Transfer on Death Deed

- A. Both Spouses Own the Property and Want to Leave to Surviving Spouse:** *Fill out this section if you are married, and you and your spouse own the property together, and you want your spouse to own the property when you die. Both spouses must sign the transfer on death deed.*

- 1) Primary Beneficiary is Surviving Spouse: The owners of this property are married to each other and are both signing this deed. If one of us dies and the other is living, the living spouse will be the sole owner of the property.
- 2) Alternate Beneficiary or Beneficiaries: *Enter the first, middle (if any), and last name of each person you want to get the property when both you and your spouse have died. This person(s) will be named the "beneficiary(ies)." You may list more than two beneficiaries by attaching a page with their name and mailing address.*

When we are both deceased, we want the following person(s) to own our property. This person(s) may or may not be our child, descendant, or a member of our family. If more than one primary beneficiary is listed, they will own the property in equal shares.

Alternate Beneficiary *Print Name*

Mailing Address:

Address 1

Address 2

City State Zip

Second Alternate Beneficiary (Optional) *Print Name*

Mailing Address:

Address 1

Address 2

City State Zip

- 3) Transfer on Death: *If the alternate beneficiary is your child (or other descendant) or your brother or sister (or other descendant of either of your parents), you must choose an option below.*

At my death, I convey to (*give*) the primary beneficiary my interest in the property to have and hold forever. If my primary beneficiary does not survive me (*dies before I do*), I grant and convey (*give*) my interest in the property to my alternate beneficiary. If my alternate beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND an alternate beneficiary dies before I do, I grant and convey (*give*) my share to any living alternate beneficiary AND (choose by writing your initials in ONE blank ONLY):

_____ (a) the deceased alternate beneficiary's share will pass to his/her surviving children or other descendants

_____ (b) no one else. I do not want the deceased alternate beneficiary's surviving children or other descendants to have a share of the property. If no primary or alternate beneficiary is alive when I die, this deed is canceled and has no force and effect, as if it had never been executed.

Transfer on Death Deed

B. Only One Spouse Owns the Property: *Fill out this section if you are married and you own all or part of the property by yourself – your spouse doesn't own any part of it – and you want your spouse to own the property when you die.*

1) Primary Beneficiary: I designate my spouse as the primary beneficiary if I die before my spouse:

Spouse's Printed Name.

Jetaime Swindell

Spouse's Mailing Address:

7604 Peccary Drive
Address 1

Address 2

Austin Texas 78744
City State Zip

2) Alternate Beneficiary or Beneficiaries: *Enter the first, middle (if any), and last name of each person you want to get the property if your spouse dies before you. You may list more than two alternate beneficiaries by attaching a page with their name and mailing address.*

If my spouse dies before me, I want the following person(s) to own my property when I die. This person(s) may or may not be my child, descendant, or a member of my family. If more than one primary beneficiary is listed, they will own the property in equal shares.

Nathaniel Swindell

Alternate Beneficiary *Print Name*

Second Alternate Beneficiary (Optional) *Print Name*

Mailing Address:

23311 Buckland Lane

Address 1

Mailing Address:

Address 1

Address 2

Lake Forest California 92630
City State Zip

Address 2

City State Zip

3) Transfer on Death: *If the alternate beneficiary is your child (or other descendant) or your brother or sister (or other descendant of either of your parents), you must choose an option below.*

At my death, I convey to (*give*) the primary beneficiary my interest in the property to have and hold forever. If my primary beneficiary does not survive me (*dies before I do*), I grant and convey (*give*) my interest in the property to my alternate beneficiary. If my alternate beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND an alternate beneficiary dies before I do, I grant and convey (*give*) my share to any living alternate beneficiary AND (choose by writing your initials in ONE blank ONLY):

BTF (a) the deceased alternate beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) no one else. I do not want the deceased alternate beneficiary's surviving children or other descendants to have a share of the property. If no primary or alternate beneficiary is alive when I die, this deed is canceled and has no force and effect, as if it had never been executed.

Transfer on Death Deed

- C. Other:** Fill out this section if neither section A or B apply to you, including if you are married and you do not want your share of the property to go to your spouse.

- 1) **Primary Beneficiary:** Enter the first, middle (if any), and last name of each person you want to get the property when you die. This person or people will be named the "beneficiary". You may list more than two primary beneficiaries by attaching a page with their name and mailing address.

I want the following person(s) to own my property. This person(s) may or may not be my child, descendant, or a member of my family. If more than one primary beneficiary is listed, they will own the property in equal shares.

Primary Beneficiary *Print Name*

Mailing Address:

Address 1

Address 2

City State Zip

Second Primary Beneficiary (Optional) *Print Name*

Mailing Address:

Address 1

Address 2

City State Zip

- 2) **Alternate Beneficiary or Beneficiaries:** Enter the first, middle (if any), and last name of each person you want to get the property if all primary beneficiaries die before you. You may list more than two alternate beneficiaries by attaching a page with their name and mailing address.

If all the primary beneficiary or beneficiaries die before me, I want the following person(s) to own my property. If more than one alternate beneficiary is listed, they will own the property in equal shares:

Alternate Beneficiary
Print Name

Mailing Address:

Address 1

Address 2

City State Zip

Second Alternate Beneficiary (Optional)
Print Name

Mailing Address:

Address 1

Address 2

City State Zip

- 3) **Transfer on Death:** If the primary or alternate beneficiary is your child (or other descendant) or your brother or sister (or other descendant of either of your parents), you must choose an option from each A and B below

At my death, I convey to (give) the primary beneficiary my interest in the property to have and hold forever.

Transfer on Death Deed

A) If at least one Primary Beneficiary Survives Me (dies after I do):

If my primary beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND a primary beneficiary dies before I do, I grant and convey (*give*) my share to any living primary beneficiary AND (choose by writing your initials in ONE blank ONLY):

BTF (a) the deceased primary beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) no one else. I do not want the deceased primary beneficiary's surviving children or other descendants to have a share of the property.

B) If NO Primary Beneficiary Survives Me (dies after I do):

If my primary beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND all primary beneficiaries die before I do, I grant and convey (*give*) my share to (choose by writing your initials in ONE blank ONLY):

BTF (a) the deceased primary beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) the alternate beneficiary or beneficiaries. I do not want the deceased primary beneficiary's surviving children or other descendants to have a share of the property. If no primary beneficiary is alive when I die and I did not choose an alternate beneficiary, this deed is canceled and has no force and effect, as if it had never been executed.

C) If an Alternate Beneficiary Does Not Survive Me (dies before I do):

If my alternate beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND an alternate beneficiary dies before I do, I grant and convey (*give*) my share to any living alternate beneficiary AND (choose by writing your initials in ONE blank ONLY):

BTF (a) the deceased alternate beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) no one else. I do not want the deceased alternate beneficiary's surviving children or other descendants to have a share of the property. If no primary or alternate beneficiary is alive when I die, this deed is canceled and has no force and effect, as if it had never been executed

Transfer on Death Deed

5 Signature of Property Owner(s) Making this Deed: Do not sign or date below until you are in front of a notary public.

Bartholomew Fisher
Owner's Signature Bartholomew Fisher

Second Owner's Signature (If Applicable)

10/31/19
Date

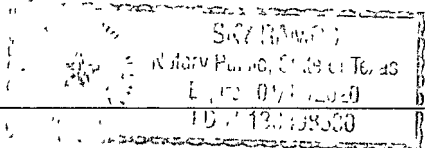
Date

FOR NOTARY TO COMPLETE Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 31 day of October, 2019, by
Bartholomew T Fisher

[Signature]
Notary Public's Signature



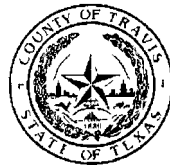
SEAL

After recording, please return to:
Owner's Name and Mailing Address

BARTHOLOMEW T FISHER
7604 PECCARY DRIVE
AUSTIN, TX 78744

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper etc All blockouts, additions and changes were present at the time the instrument was filed and recorded

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

2019170909

Oct 31, 2019 12:31 PM

Fee: \$46.00

CAMPOSD