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Rebecca Guerrero, County Clerk  
Travis County, Texas  
Aug 15, 2022 04:50 PM Fee: \$ 30.00  
**2022138383**  
\*Electronically Recorded\*

**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.**

*IS/IC/221356-HAY/mgm*

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

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

**ROBERT B. JOHNTZ AND JOYCE G. JOHNTZ, husband and wife ("Grantor")**, whose mailing address is 1703 Lipan Trail, Austin, Texas 78733, 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 **MATTHEW J BURGHARDT AND TAMMY FOSTER, husband and wife ("Grantee")**, whose mailing address is 77 The Hills Dr, The Hills, Texas 78738, and in consideration of a Note of even date executed by Grantee and payable to the order of **FAIRWAY INDEPENDENT MORTGAGE CORPORATION ("Lender 1")** in the principal amount of \$647,200.00, which Note is secured by a first and superior vendor's lien and superior title retained in this Deed in favor of **FAIRWAY INDEPENDENT MORTGAGE CORPORATION** and by a first-lien Deed of trust of even date from Grantee to **TINA SORUM, Trustee**, the receipt and sufficiency of which consideration is hereby acknowledged and confessed; and further in consideration of a second-lien Note of even date executed by Grantee and payable to the order of **CERTIFIED FUNDING, L.P. ("Lender 2")** in the principal amount of \$344,800.00, which Second Lien Note is secured by a secondary and inferior vendor's lien and inferior title retained in this Deed in favor of **CERTIFIED FUNDING, L.P.** and by a second-lien Deed of Trust of even date from Grantee to **WILLIAM M. WOODALL, 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 262, THE HILLS OF LAKEWAY, PHASE FOUR, according to the map or plat thereof, recorded in Volume 81, Page 123, 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 Grantor, their heirs, executors and administrators 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 (i) to 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 of 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 vendors' liens against and superior titles to the Property are retained for the benefit of Lender 1 and Lender 2, their successors and assigns, and transferred and assigned to Lender 1 and Lender 2, their 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 acknowledgment date below, EFFECTIVE for all purposes as of the 15th day August, 2022.

GRANTOR:

Robert B. Johnitz  
ROBERT B. JOHNITZ

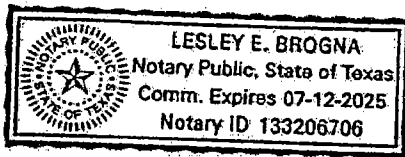
Joyce G. Johnitz  
JOYCE G. JOHNITZ

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF Travis §

Before me, a Notary Public, on the 15 day of August, 2022, personally appeared ROBERT B. JOHNITZ AND JOYCE G. JOHNITZ, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they executed the same for the uses and purposes and consideration therein expressed.

Lesley E. Brogna  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:  
THE HAY LEGAL GROUP PLLC  
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