

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED 03-113972 SJW
WITH VENDOR'S LIEN Travis

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT JANET BOND KAST AKA JANET B KAST AKA JANET FAYE BOND an unmarried woman OF TRAVIS County, Texas, hereinafter called "Grantor", (whether one or more), for and in consideration of the sum of Ten and no/100 (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by HUGO JOAQUIN DIAZ MELENDEZ And ALEJANDRA HURTADO GUTIERREZ Husband And Wife hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, and in further consideration of the sum of Two Hundred Twenty Three Thousand Three Hundred And 00/100 DOLLARS (\$ 223,300.00) to Grantor cash in hand paid by CORNERSTONE HOME LENDING, INC. herein after called "Lender", at the special instance and request of Grantee, as evidenced by the execution and delivery by Grantee to Lender of a promissory note of even date herewith payable to Lender in the principal sum of \$ 223,300.00 has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property in TRAVIS County, TEXAS, to-wit:

LOT 26, BLOCK "P", OF LEGEND OAKS PHASE A, SECTION 4 AND PHASE B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN VOLUME 87, PAGES 197D-198B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

The note in favor of Lender, above referred to, is payable in the manner and bears interest at the rate therein specified and provides for collection fees and acceleration of maturity in the event of default. The payment of said note is secured by the retention herein of a vendor's lien and superior title to the property for the benefit of Lender and is additionally secured by deed of trust of even date herewith executed by Grantee to SCOTT R. VALBY, Trustee for Lender, to which reference is made for all purposes. In consideration of the payment by Lender to Grantor of that portion of the purchase price of the herein described property, Grantor hereby assigns, transfers and conveys to Lender, without recourse on Grantor, the said vendor's lien together with the superior title to said property,

This conveyance is given and accepted subject to all and singular the restrictions, covenants, conditions, limitations, easements and mineral reservations, if any, applicable to and enforceable against the above-described property as reflected by the records of the county in which it is located.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, their heirs and assigns forever, and Grantor does hereby bind themselves, their heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the

said Grantee, 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.

But it is expressly agreed and stipulated that the said vendor's lien and superior title in and to the above described property are retained against the property, until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading thereof, when this deed shall become absolute.

The use of any pronoun herein used to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations, and/or partnerships, and when the deed is executed by or to a corporation or trustee the words heirs, executor and administrators, or heirs and assigns shall, with respect to such corporation or trustee be construed to mean successors and assigns.

EFFECTIVE THIS 3RD DAY OF APRIL, 2017

Janet Bond Kast

JANET BOND KAST

THE STATE OF Texas
COUNTY OF Travis

Before me, the undersigned notary authority, on this day personally appeared JANET BOND KAST known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

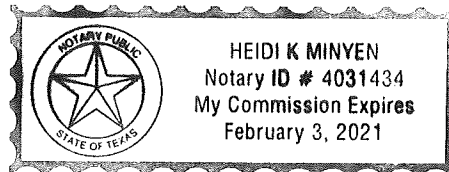
Given under my hand and seal of office this 3 day of April, 2017

NOTARY PUBLIC/STATE OF Texas

MY COMMISSION EXPIRES

AFTER RECORDING, RETURN TO GRANTEE'S ADDRESS:

HUGO JOAQUIN DIAZ MELENDEZ
8002 ISAAC PRYOR DR
AUSTIN, TEXAS 78749-1862



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 04 2017 08:11 AM

FEE: \$ 34.00 2017052946