DOC #2021073890
Pages 5

Return To:
STEPHEN LANDERS
8107 GREEN HILL DR
SALADO, TEXAS 76571

SPECIAL
WARRANTY DEED WITH VENDOR'S LIEN

(Texas - Vendor's Lien Retained and Assigned to Third Party Lender)

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.

STATE OF TEXAS §
§
COUNTY OF BELL § KNOW ALL MEN BY THESE PRESENTS:

That on the 5TH day of NOVEMBER , 2021
JOEL DURAN HOMES, INC., A TEXAS CORPORATION

whose address is
P.O. BOX 2019, BELTON, TEXAS 76513
hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by
STEPHEN LANDERS AND HOLLY LANDERS, HUSBAND AND WIFE

whose address is
224 COAL DR, JARRELL, TEXAS 76537
hereinafter called "Grantee", whether one or more, the receipt of which is hereby fully acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of
$ 415,704.00 , payable to the order of
VIP MORTGAGE INC.

whose address is
92 PIAZZA LANE, SUITE 100, COLLEYVILLE, TX 76034
hereinafter called "Lender", as therein specified and providing for acceleration of maturity and for attorneys' fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith from Grantee to

CYNTHIA PORTERFIELD

whose address is
1800 GOLDEN TRAIL COURT, CARROLLTON, TX 75010
hereinafter called "Trustee", has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to all that certain real property described herein:
LOT TWO (2), BLOCK ELEVEN (11), AMITY ESTATES PHASE IV, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN PLAT YEAR 2019, NUMBER 137-A & B, PLAT RECORDS OF BELL COUNTY, TEXAS

more commonly known as:
8107 GREEN HILL DR, SALADO, TEXAS 76571

HOWEVER, this conveyance is made subject to any and all valid and existing restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, covenants and conditions, if any, applicable to and enforceable against the hereinabove described property as shown and filed in the Official Public Records for Real Property in the County Clerk's Office of BELL County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof BY, THROUGH OR UNDER HIM, BUT NOT OTHERWISE.

Grantor expressly covenants that Grantor owns the above-described real property, both in terms of the quantity of the land described therein and the quality of the title set forth therein, and that Grantor has good right to convey the above-described real property.

IT IS EXPRESSLY AGREED that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT, Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion or all of the purchase price of the herein described property as is evidenced by the hereinabove described note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND

ASSIGNED by Grantor, without recourse, to said Lender, its successors and/or assigns, subrogating Lender to all the rights and remedies of Grantor in the premises by virtue of said lien.

Current ad valorem taxes on said property having been prorated, the payment thereof and all subsequent years are assumed by Grantee.

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

EXECUTED this 5th day of November, 2021; but to be effective NOVEMBER 05, 2021 .

GRANTOR(S):

JOEL DURAN HOMES, INC., A TEXAS CORPORATION

STATE OF Texas, COUNTY OF Bell §

BEFORE ME, the undersigned, on this day personally appeared Joel Duran, President of Joel Duran Homes, Inc., a Texas Corporation known to me (or proved to me on the oath of _____, or through Photo ID) 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 5th day of November, 2021.

(Seal)

Notary Public

JENNIFER A. RAMIREZ
Notary Public, State of Texas
Comm. Expires 01-08-2023
Notary ID 124434932

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2021073890
As
DEED

Recorded On: November 09, 2021
Parties: JOEL DURAN HOMES INC
To LANDERS STEPHEN
Comment:

Billable Pages: 4
Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:		$5.00
COURT HOUSE SECURITY:		$1.00
RECORDING:		$17.00
	Total Fees:	$23.00

************ DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT ************

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2021073890
Receipt Number: 239460
Recorded Date/Time: 11/09/2021 12:42:17 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

Netco, Inc (Texas Account)
930 S BELL BLVD STE 206
CEDAR PARK, TX 78613-3974

THE STATE OF TEXAS * BELL COUNTY *

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Shelley Coston