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OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Jan 20, 2021 11:03 AM Fee: \$34.00

**2021012634**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

## 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: January 19, 2021

Grantor: Cary Lasher and Heather Lasher f/k/a Heather Kml Tufts

Grantor's Mailing Address: 6100 Anemone Cove  
Austin, TX 78759

Grantee: James Thomas Minor and Anastasia Dimou

Grantee's Mailing Address: 8312 Jancy Dr  
AUSTIN TX 78750

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Willow Bend Mortgage Company, LLC (hereinafter "Lender") in the principal amount of Four Hundred Fifty-Five Thousand and No/100 DOLLARS (\$455,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Thomas E. Black, Jr., trustee.

Property (including any improvements):

Lot 38, Block E, JESTER POINT 2, SECTION 6-B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 91, Page 55, Plat Records, Travis County, Texas.

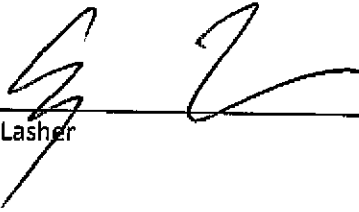
Reservations from Conveyance: Reservations, Easements and Restrictions of record.

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 will become absolute.

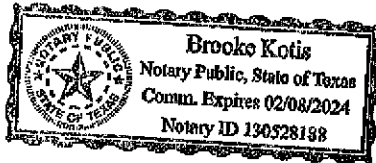
When the context requires, singular nouns and pronouns include the plural.

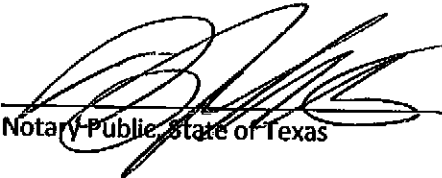
  
Cary Lasher

  
Heather Lasher f/k/a Heather Kml Tufts

STATE OF TEXAS )  
COUNTY OF TARRANT )

This instrument was acknowledged before me on January 19, 2021, by Cary Lasher and Heather Lasher f/k/a Heather Kml Tufts.



  
Notary Public, State of Texas

Return to:  
Return To:  
Texas National Title  
12515-7 Research Blvd.  
Suite 130  
Austin, TX 78759