

After recording please return to:  
New Braunfels Title Co.  
243 S. Seguin Ave.  
New Braunfels, TX 78130



TRV

3 PGS

2014001867

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## General Warranty Deed

GF # OR19716 NPTSUM-G

### NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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 2, 2014

**Grantor:** Belinda Cherry, Individually and as Administrator of the Estate of Patricia Robin Cherry, Deceased, and Beulah Cherry, Individually

**Grantor's Mailing Address:** 2305 Pebble Beach Drive, Austin, Travis County, Texas 78747

**Grantee:** Angela Donese Schlessinger

**Grantee's Mailing Address:** 8505 Walnut Way, Austin, Travis County, Texas 78748

**Consideration:** Cash and a note of even date executed by Angela Donese Schlessinger and payable to the order of New Penn Financial, LLC ("Lender") in the principal amount of \$139,200.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of New Penn Financial, LLC and is also secured by a first-lien deed of trust of even date.

The vendor's lien against and superior title to the Property are retained for the benefit of New Penn Financial, LLC until the \$139,200 note described above is fully paid according to its terms, at which time this deed will become absolute. The vendor's lien and superior title are transferred to New Penn Financial, LLC without recourse.

**Property (including any improvements):**

Lot 9, Block B, PARKRIDGE GARDENS, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600394, Official Public Records of Travis County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

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

Belinda Cherry

Belinda Cherry, Individually and as Independent  
Administrator of the Estate of Patricia Robin Cherry,  
Deceased

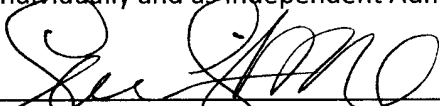
Beulah Cherry, acting herein by and through her ATTORNEY  
IN FACT

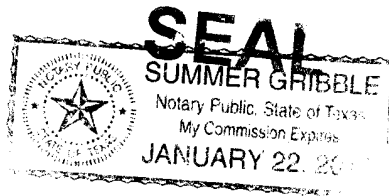
Belinda Cherry Saucedo

Beulah Cherry, acting herein by and through  
her attorney-in-fact, Belinda Cherry Saucedo

State of Texas  
County of Travis


This document was acknowledged before me on January 2, 2014 by Belinda Cherry,  
Individually and as Independent Administrator of the Estate of Patricia Robin Cherry, Deceased.

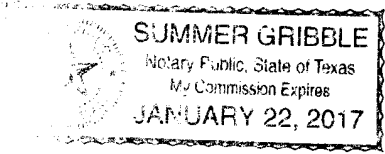
  
\_\_\_\_\_  
Notary Public, State of Texas



State of Texas  
County of Travis

This document was acknowledged before me on January 2, 2014 by Belinda Cherry Saucedo  
as attorney-in-fact on behalf of Beulah Cherry.

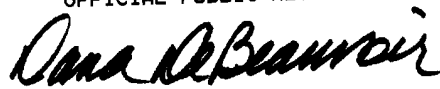
  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

**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



Jan 07, 2014 10:20 AM 2014001867  
PEREZTA: \$34.00  
Dana DeBeauvoir, County Clerk  
Travis County TEXAS