ELECTRONICALLY RECORDED 2018173559

TRV 3 PGS

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF ~~TEXAS~~ California §
eNo §
COUNTY OF ~~TRAVIS~~ Los Angeles § KNOW ALL MEN BY THESE PRESENTS:

THAT **DONALD S KUCHENSKI AND BECKY L KUCHENSKI, HUSBAND AND WIFE** (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations cash in hand paid by **YELIN PEI, A SINGLE WOMAN** whose address is **8716 CORRAN FERRY DR, AUSTIN, TX 78749** (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantee under that certain note in the principal sum of **TWO HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED ($284,800.00)** payable to the order of **JPMORGAN CHASE BANK N.A.** (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to **ALLAN B. POLUNSKY**, Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 22, BLOCK P, SENDERA SECTION TWELVE-B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 102, PAGE 155, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, 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. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed to be effective as of the **1st** day of **November, 2018**.

Donald S Kuchenski

DONALD S KUCHENSKI

Becky L Kuchenski

BECKY L KUCHENSKI

THE STATE OF ~~TEXAS~~ California
COUNTY OF Los Angeles

This instrument was acknowledged before me on November 2, 2018, by DONALD S KUCHENSKI AND BECKY L KUCHENSKI.

Notary Public, State of ~~Texas~~ California

RETURN TO:
YELIN PEI
8716 CORRAN FERRY DR
AUSTIN, TX 78749

RETURN TO:
AUSTIN TITLE COMPANY
HARTLAND PLAZA
1717 WEST 6TH ST., #105
AUSTIN, TX 78703-4775
GF# AUS1800098O2-1604

GREGORY DAVIS
Commission # 2112514
Notary Public - California
Los Angeles County
My Comm. Expires May 21, 2019

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
November 05 2018 03:10 PM
FEE: $ 34.00 **2018173559**