FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas
May 23, 2019 11:47 AM Fee: $30.00
2019074513
Electronically Recorded

Warranty Deed with Vendor's Lien

C TOT/50-19-415130-Am-MM

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: **May 24, 2019**

Grantor: **David Siegel and Charles F. Thornton, married to each other**

Grantor's Mailing Address: 757 E 20th Ave Ste 370 #216 Denver CO 80205

Grantee: **Charles Crain and Stacy M. Crain, husband and wife**

Grantee's Mailing Address: 8805 Mountain Ridge Dr., Austin, TX 78759

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Guaranteed Rate Inc. in the principal amount of $484,350.00 (Four Hundred Eighty Four Thousand Three Hundred Fifty and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Guaranteed Rate Inc. and by a first-lien deed of trust of even date from Grantee to Allan B. Polunsky, trustee.

Property (including any improvements):

Lot 4, Block B, GREAT HILLS-I, a Subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 55, Page 35, Plat Records, Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Travis County, Texas.

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 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 and to hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all

and singular the Property to Grantee and 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 the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 22 day of May, 2019 but to be EFFECTIVE the 23 day of May, 2019.

X _____
David Siegel

X _____
Charles F. Thornton

THE STATE OF COLORADO §
§
COUNTY OF Denver §

Before me, a Notary Public, the foregoing instrument was acknowledged on 22 day of May, 2019 by David Siegel and Charles F. Thornton who personally appeared before me, and who is known to me through CO DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

PATRICIA MILLS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154037466
MY COMMISSION EXPIRES SEPTEMBER 22, 2019

_____
NOTARY PUBLIC, STATE OF COLORADO
my 9-22-19

AFTER RECORDING, RETURN TO:

_____
_____
_____

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093