

“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.”

15/IT

GENERAL WARRANTY DEED
With Vendor's Lien

TRAVIS

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF TRAVIS

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GF# 1311535-LLF

THAT THE UNDERSIGNED, Frederick R. Neuenschwander and Linda R. Neuenschwander, Trustees of The Neuenschwander Management Trust, dated December 8, 2011, hereinafter referred to collectively as “Grantor”, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by Claudia Rodriguez Corsetti and Pedro A Dinunno-Corsetti, wife and husband, hereinafter referred to collectively as “Grantee”, whose mailing address is

8900 Tina Ct. Austin, Tx 78758

the receipt and sufficiency of which is hereby fully acknowledged and confessed, and further in consideration of the execution and delivery by Grantee of the that certain promissory note (the “Note”) dated May 29th, 2013, in the principal amount of \$157,102.00 payable to the order of University Federal Credit Union (hereinafter referred to as “Lender”) as therein specified, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto, Grantee, all of Grantor’s undivided right, title and interest in and to the real property described as follows (the “Property”):

Lot 8, Block G, COUNTRY AIR, SECTION 1, according to the map or plat thereof, recorded in Volume 17, Page 42, Plat Records, Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto anywise belonging unto the 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.

It is expressly agreed and stipulated that a vendor's lien and superior title is retained against the above-described property, premises and improvements, until the Note, and all interest thereon, is fully paid according to its face and tenor, effect and reading, at which time this deed shall become absolute, and Grantor does hereby transfer, assign and convey unto Lender said vendor's lien and superior title to and upon the above-described property.

The note in favor of Lender, above referred to, is payable in the manner and bears interest at the rate therein specified and provides for collection fees and acceleration of maturity in the event of default. The payment of said note is secured by the retention herein of a vendor’s lien and superior title to the property for the benefit of Lender and is additionally secured by deed of trust of even date herewith executed by Grantee to Chris Peirson, Trustee for Lender, to which reference is made for all purposes. In consideration of the payment by Lender to Grantor of that portion of the purchase price of the herein described property, Grantor hereby assigns, transfers and conveys to Lender, without recourse on Grantor, the said vendor’s lien together with the superior title to said property.

This conveyance is given and accepted subject to all and singular the restrictions, covenants, conditions, limitations, easements and mineral reservations, if any, applicable to and enforceable against the above-described property as reflected by the records of the county in which it is located.

Taxes for the current year have been prorated and are assumed by Grantee.

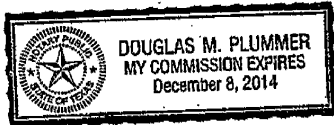
EXECUTED as of the date of the acknowledgment to be effective as of the 29th day of May, 2013.

Frederick R. Neuenschwander
Frederick R. Neuenschwander, Trustee
of The Neuenschwander Management Trust,
dated December 8, 2011

Linda R. Neuenschwander
Linda R. Neuenschwander, Trustee
of The Neuenschwander Management Trust,
dated December 8, 2011

STATE OF TEXAS §
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COUNTY OF TRAVIS §

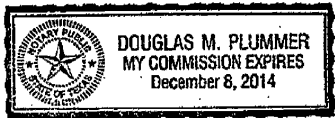
This instrument was acknowledged before me on the 29th day of May, 2013, by Frederick R. Neuenschwander, Trustee of The Neuenschwander Management Trust, dated December 8, 2011 for the purposes and consideration therein expressed.



DMP
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 29th day of May, 2013, by Linda R. Neuenschwander, Trustee of The Neuenschwander Management Trust, dated December 8, 2011 for the purposes and consideration therein expressed.



DMP
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Independence Title - Midtown
3009 N. Lamar Blvd.
Austin, TX 78705



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 29 2013 04:37 PM

FEE: \$ 20.00 2013097564