ELECTRONICALLY RECORDED 2024098853
Williamson County, Texas Total Pages: 5

Spartan Title GF#24-5808

After Recording Return To:
Jaimes Properties 21 LLC
15012 General Williamson Drive
Austin, TX 78734

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS
WILLIAMSON COUNTY

Grantor: Texas Capitol LLC, a Texas Limited Liability Company
Grantor's Mailing Address: 3307 Northland Drive, Suite 170, Austin, TX 78731
Grantee: Jaimes Properties 21 LLC, a Texas Limited Liability Company
Grantee's Mailing Address: 15012 General Williamson Drive, Austin, TX 78734

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Trident Realty Investments, LLC, a Texas limited liability company in the principal amount of $242,500.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Trident Realty Investments, LLC, a Texas limited liability company and by a first-lien deed of trust of even date from Grantee to Michael L. Hoffman, P.C., trustee.

Property Address: 901 Garden Meadow Drive, Georgetown, TX 78628

Legal Description: The real property in Williamson County, Texas, fully described in Exhibit A, including any improvements.

Reservations from Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these

operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, 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.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

Trident Realty Investments, LLC, a Texas limited liability company, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Trident Realty Investments, LLC, a Texas limited liability company and are transferred to Trident Realty Investments, LLC, a Texas limited liability company without recourse against Grantor.

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

EXECUTED to be EFFECTIVE as of December 10, 2024.

Texas Capitol LLC, a Texas Limited Liability Company

By: _____
Justin Mynier, Authorized Signatory

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on this 11 day of December, 2024 by Justin Mynier, Authorized Signatory of Texas Capitol LLC, a Texas Limited Liability Company, on behalf of said Limited Liability Company. The acknowledging person personally appeared by:

☑ physically appearing before me.
☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

_____
Notary Public—State of Texas

RENEE WHITE
Notary Public, State of Texas
Comm. Expires 04-07-2026
Notary ID 133693733

EXHIBIT "A"
Property Description

Lot Twenty (20), in Block "A", WILLIAMS ADDITION, UNIT 7, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet E, Slide 91, Plat Records of Williamson County, Texas.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024098853

Pages: 5 Fee: $37.00
12/12/2024 04:28 PM
KWEEMS

Nancy E. Rister, County Clerk
Williamson County,Texas