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OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jun 15, 2021 09:33 AM Fee: \$30.00

2021133189

Electronically Recorded

Warranty Deed with Vendor's Lien

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: June 14, 2021

Grantor: Nicole Pertuiset

Grantor's Mailing Address: 904 W. AUSTIN #201
AUSTIN, TX 78701

Grantee: Jacob Trigg and Lindsay Trigg

Grantee's Mailing Address: 904 W. AUSTIN #201
AUSTIN, TX 78701

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Fairway Independent Mortgage Corporation (hereinafter "Lender") in the principal amount of Four Hundred Twenty-Seven Thousand Five Hundred and No/100 DOLLARS (\$427,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed for the benefit of said Lender and the same are hereby transferred and assigned to said Lender and by a first-lien deed of trust of even date from Grantee to Cynthia Porterfield, trustee.

Property (including any improvements):

Unit 201, together with the undivided interest in and to the Common Elements appurtenant thereto, 904 WEST CONDOMINIUMS, a condominium project in Travis County, Texas, according to the Declaration of Condominium, of record in Document No. 2010134866, Official Public Records, Travis County, Texas.

Reservations from Conveyance: Reservations, Easements and Restrictions of record.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record, as reflected by the records of the County Clerk of the aforesaid County, and subject further to the taxes for the current year and subsequent years, which Grantee assumes and agrees to pay. 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.

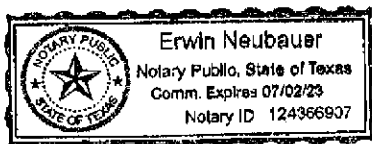
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold It to Grantee 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.

Nicole Pertuiset by Natasha N. Bernal, Attorney in Fact
Nicole Pertuiset, by Natasha N. Bernal, as Agent

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on June 14, 2021, by Natasha N. Bernal, as Agent for Nicole Pertuiset.



[Handwritten Signature]

Notary Public, State of Texas

Return to:
904 W. RUSKIE #201
AUSTIN, TX 78701