

15/ITC/ 1945648 -DRP/MFB

GENERAL 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: April 6, 2020

GRANTOR: Ron McGuire Construction, LLC

GRANTOR'S MAILING ADDRESS: 5007 LONE, DEER CREEK
ROSTON, TX 78782

GRANTEE: Evan K. Whitenight and Sarah Whitenight, husband and wife

GRANTEE'S MAILING ADDRESS: 101 WOODS LOOP
DR. F. WOOD, TX 78645

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$510,400.00, and is executed by Grantee, payable to the order of Capstar Lending, LLC. The note is secured by a vendor's lien retained in favor of Capstar Lending, LLC in this deed and by a deed of trust of even date from Grantee to Ruth W Garner, Trustee.

PROPERTY (including any improvements):

Lot 23, THE WOODS, according to the map or plat thereof, recorded in Volume 2, Page 345, Plat Records, Hays County, Texas.

RESERVATIONS FROM AND 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 of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.


Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and 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 shall become absolute.

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

Capstar Lending, LLC, 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 described. The vendor's lien and superior title to the property are retained for the benefit of Capstar Lending, LLC and are transferred to that party.

Ron McGuire Construction, LLC

By: 

Name: Ron A. McGuire

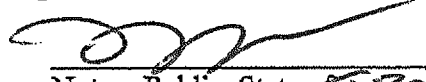
Title: MANAGING MEMBER

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

Acknowledgement

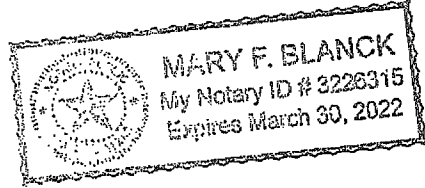
STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on the 6 day of April, 2020, by Ron A. McGuire, Madalys McGuire of Ron McGuire Construction, LLC, a TX corporation, on behalf of said corporation.


Notary Public, State of TEXAS

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 1945648

After Recording Return To:



Da5648-sw

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

20013484 DEED
04/07/2020 04:43:51 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

