

TRAVIS COUNTY CLERK
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Receipt Time: 05/27/2026 12:33:03 PM
Issued To: DAVID FINK

Receipt #: 57966

Documents

#	Type	# Pages	Quantity	Reference #	Book / Page	Amount
1	PLAIN COPY - RE	3	1	2025137251		\$1.00
Total :						\$1.00

Payments

#	Type	Payment #	Amount	NSF
1	CREDIT CARD	43214	\$1.00	
Total Payments:			\$1.00	

THANK YOU, HAVE A NICE DAY
INDEXES AVAILABLE
COUNTYCLERK.TRAVISCOUNTYTX.GOV

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 09, 2025 01:57 PM Fee: \$33.00

2025137251

Electronically Recorded

Independence Title/GF# 253943-IND/2BK

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY
NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF TEXAS

COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS:

THAT JOSHUA A. SANDERS AND LINDSAY SANDERS (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by DAVID FINK AND SARAH FINK AS TRUSTEES OF THE DAVID AND SARAH FINK TRUST DATED JULY 12, 2014 whose address is 2801 HUBBARD CIR, AUSTIN, TX 78746-5618 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantees under that certain note in the principal sum of TWO MILLION AND 00/100 DOLLARS (\$2,000,000.00) payable to the order of WELLS FARGO BANK, N.A. (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to AARON POLASEK, Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

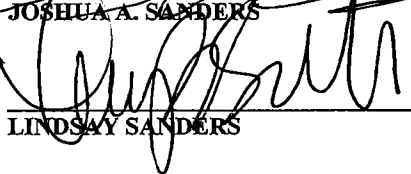
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

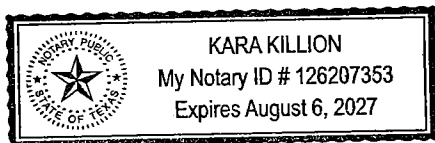
When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

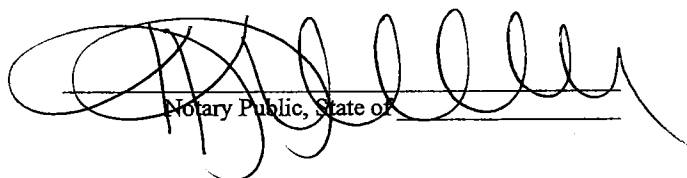
Executed to be effective as of the 8 day of Dec 2025.


JOSHUA A. SANDERS

LINDSAY SANDERS

THE STATE OF TX
COUNTY OF Travis

This instrument was acknowledged before me on 12.8.25, by JOSHUA A. SANDERS AND LINDSAY SANDERS.




Notary Public, State of _____

RETURN TO:
DAVID FINK, TRUSTEE
2801 HUBBARD CIR
AUSTIN, TX 78746-5618

Escrow File No.: 2535643-LND

EXHIBIT "A"

Lot 12, EDDIE SLACK SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 80, Page 363, Plat Records, Travis County, Texas.