



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 13, 2020 10:14 AM Fee: \$34.00

2020004892

Electronically Recorded

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: January 9, 2020, to be effective January 10, 2020

GRANTOR: Amelia Deane and Michael Deane

GRANTOR'S MAILING ADDRESS: _____

GRANTEE: Walter J. Roloson and Kendra Mayer Roloson, a married couple

GRANTEE'S MAILING ADDRESS: _____

1604 KERR AVENUE, AUSTIN, TX 78704

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 \$1,360,000.00, and is executed by Grantee, payable to the order of Bank of America, N.A.. The note is secured by a vendor's lien retained in favor of Bank of America, N.A. in this deed and by a deed of trust of even date from Grantee to First American Title Insurance Company, Trustee.

PROPERTY (including any improvements):

Lot(s) 2, CADDEN AND FOSTER SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 81, Page(s) 260 of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the items listed on Exhibit "A" attached hereto and made a part hereof to the extent that they are valid, existing, properly of record as of the date hereof and affect the property; and, subject, further, to taxes for the year 2020 and subsequent years.

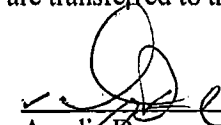
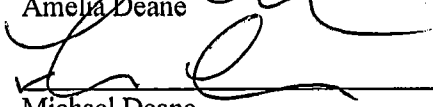
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

Bank of America, N.A., 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 Bank of America, N.A. and are transferred to that party.


Amelia Deane

Michael Deane

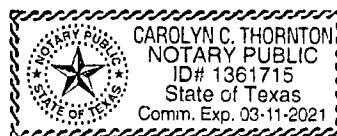
Acknowledgement

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 9th day of January, 2020, by Amelia Deane and Michael Deane.


Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 201903506



After Recording Return To:

11-GF# 201903506CCT
RETURN TO: HERITAGE TITLE
2500 BEE CAVES BLDG 1 SUITE 100
AUSTIN, TEXAS 78746

Dj3506-sw

Exhibit "A"

Restrictive Covenants recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Public utility easement 10 feet in width along the rear and northeasterly property line(s), as shown by the Plat(s) recorded in Volume 81, Page 260 of the Plat Records of Travis County, Texas.

Building setback 30 feet in width along the front and northeasterly property line(s), as shown by the Plat(s) recorded in Volume 81, Page 260 of the Plat Records of Travis County, Texas.

Public utility easement 5 feet in width along the rear property line(s), as set out in instrument(s) recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Utility guy wire easement 3 feet by 25 feet in width along the rear property line(s), as set out in instrument(s) recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Building setbacks 30 feet in width along the front property line, 15 feet in width along the side street property line and 10 feet in width along any side property line as set forth in restrictions recorded in Volume 1023, Page 483 of the Deed Records of Travis County, Texas.

Any and all leases, recorded or unrecorded, with rights of tenants in possession.

Rights of parties in possession.

Brick columns lying outset of the rear property line as shown on survey dated February 26, 2018, prepared by Ernesto Navarrete, Registered Professional Land Surveyor No. 6642 ("the Survey").

Concrete driveway and concrete walls lying outset of the front property line as shown on the Survey.

Wood fences lying outset of the rear and northeasterly property lines as shown on the Survey.

Stacked rock wall lying outset of the front and northeasterly property lines as shown on the Survey.

Improvements encroaching into the building setbacks along the front, rear and northeasterly property lines as shown on the Survey.

Wood fence encroaching into the 10 foot public utility easement along the rear and northeasterly property lines as shown on the Survey.

Stacked rock wall encroaching into the 10 foot public utility easement along the northeasterly property line as shown on the Survey.

Stone steps encroaching into the 10 foot public utility easement along the northeasterly property line as shown on the Survey.

Wood fence encroaching into the 3 foot by 25 foot guy wire easement along the rear property line as shown on the Survey.