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Rebecca Guerrero, County Clerk
Travis County, Texas

Jun 13, 2022 01:33 PM Fee: \$30.00

2022104206

Electronically Recorded

Independence Title/GF# 2224045 -BAL/CDB

After Recording Return To:
JAMES DELL TALARICO
1402 MANFORD HILL DRIVE
AUSTIN, TEXAS 78753

TEXAS 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.

Effective Date: June 9, 2022
Grantor (whether one or more): CHRISTOPHE LEVY AND JESSICA LEVY
Grantee (whether one or more): JAMES DELL TALARICO, AN UNMARRIED MAN
Grantee's Mailing Address: 1402 MANFORD HILL DRIVE
AUSTIN, TX 78753

Consideration:
Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of FOUR HUNDRED TEN THOUSAND AND NO/100 Dollars (\$410,000.00) (the "Note"), executed by the Grantee and payable to the order of THRIVE MORTGAGE, LLC (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to BARBARA JONES, Trustee for the benefit of the Lender

Property (including improvements):
That certain property located in TRAVIS County, Texas to-wit: LOT 2, BLOCK G, WINDSOR HILLS SECTION THREE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 55, PAGE 39, PLAT RECORDS, TRAVIS COUNTY, TEXAS

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

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 to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year 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 wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall 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.



The Lender, at Grantee's request, has paid in cash to Grantor the 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 the Lender, and are transferred to the Lender without recourse against Grantor.

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

Executed to be effective as of the Effective Date.

CHRISTOPHE LEVY

06/08/22
Date

JESSICA LEVY

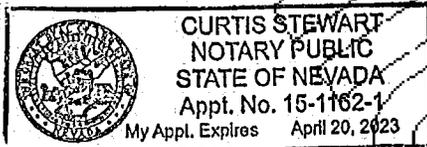
6/8/22
Date

Acknowledgements

Individual

STATE OF ~~NEVADA~~ NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on JUNE 8, 2022, by CHRISTOPHE LEVY and JESSICA LEVY.



CURTIS STEWART
Notary Public
Printed Name: CURTIS STEWART

Individual

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

(Seal)

Notary Public
Printed Name:

Corporate/Partnership

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____ of _____ on its behalf.

(Seal)

Notary Public
Printed Name:

