

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: August 8, 2022

Grantor: James Talarico

Grantor's Mailing Address: 2600 Water Well Lane
Austin, TX 78728

Grantee: Valentin Thibaudeau and Serena Thibaudeau

Grantee's Mailing Address: 5657 Popano Circle
Round Rock, TX 78145

Consideration: Cash and a note of even date executed by Grantee and payable to the order of United Wholesale Mortgage, LLC (hereinafter "Lender") in the principal amount of Four Hundred Forty-Six Thousand Five Hundred and No/100 DOLLARS (\$446,500.00). 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 Black, Mann & Graham, L.L.P., trustee.

Property (including any improvements):

Lot 60, Block II, SIENA SECTION 23A, a subdivision in Williamson County, Texas, according to the map or plat of record in Document No. 2015008675, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: ~~None~~

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.

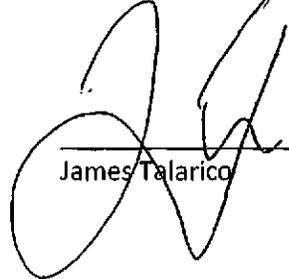
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

36-T-163723/SK

Recorded By Texas National Title

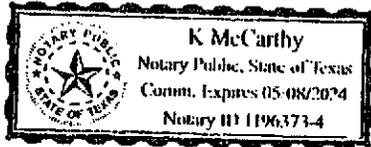
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

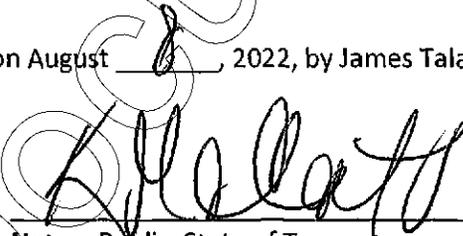
When the context requires, singular nouns and pronouns include the plural.


James Talarico

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on August 8, 2022, by James Talarico.




Notary Public, State of Texas

Return to:

Texas National Title
12515-7 Research Blvd, Ste 130
Austin, TX 78759

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022094467

Pages: 3 Fee: \$30.00

08/09/2022 11:24 AM

KCURRIE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document