

**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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:**

**Grantor:** SPANISH OAKS ESTATES, LLC, a Texas limited liability company

**Grantor's Mailing Address:**

9811 South IH-35, Building 3, Suite 100  
Austin, Texas 78744

**Grantee:**

**Grantee's Mailing Address:**

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \_\_\_\_\_.  
The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to GENE MAJORS or CARRIE LANE, Trustee.

**Property (including any improvements):**

Lot \_\_\_\_\_, SPANISH OAKS ESTATES, a subdivision in Caldwell County, Texas, according to the map or plat of record in Cabinet B, page 133, as amended in Cabinet B, Slide 157, Plat Records of Caldwell County, Texas.

**Reservations from Conveyance:** Seller reserves an undivided 50% interest in the Mineral Estate owned by Seller and waives Seller's surface rights, including ingress and egress.

**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 subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for \_\_\_\_\_, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

To the extent they validly exist:

1. A lien securing a promissory note in the original principal amount of \$880,000.00, described in and secured by a deed of trust recorded in Document No. 125210, Official Public Records of Caldwell County, Texas, and instrument recorded in Document No. 125209, Official Public Records of Caldwell County, Texas. Grantee does not assume payment of the note or liability under any instrument securing the note.

2. A lien securing a promissory note in the original principal amount of \$785,000.00, described in and secured by a deed of trust recorded in Document No. 125207, Official Public Records of Caldwell County, Texas. Grantee does not assume payment of the note or liability under any instrument securing the note.

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.

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.

SPANISH OAKS ESTATES, LLC, a Texas limited liability company,

By: \_\_\_\_\_  
ROBERT W. McDONALD, III, Manager

**STATE OF TEXAS** )

**COUNTY OF HAYS** )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
by ROBERT W. McDONALD, III as Manager of SPANISH OAKS ESTATES, LLC, a Texas  
limited liability company, on behalf of said limited liability company.

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Notary Public, State of Texas