

21-06925

15/11/2021 MF/2142113-BAD

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.

GENERAL WARRANTY DEED

EFFECTIVE DATE: 7/22, 2021

GRANTOR: IGOR, LLC

GRANTEE: MICHAEL LANDRY

Grantee's Mailing Address: 4003 FM 2862 Anna TX 75409

Consideration: Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property (including any improvements):

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, being the North One-Half (N. 1/2) of tract 318-B, out of the H.E. & W. T. RAILROAD COMPANY SURVEY NO. 1196, Kerr County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for current year, 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.

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

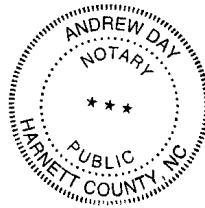
Dated as first above written.

IGOR, LLC

Dana L Talley, Managing Member
BY: DANA TALLEY, MANAGING
MEMBER

THE STATE OF NC
COUNTY OF Wake

This instrument was acknowledged before me on July 15th, 2021 by
DANA TALLEY, MANAGING MEMBER OF IGOR, LLC



Andrew Day
Notary Public, State of NC
MCE: June 23rd, 2025

EXHIBIT
A

THE NORTH ONE-HALF (N. 1/2) of the following described TRACT 318-B:
Being a 5 acre, more or less, tract of land out of the H.E. & W.T. Railroad
Company Survey No. 1196 and the H.E. & W.T. Railroad Company Survey No. 1196
in Kerr County, Texas, described by metes and bounds as follows:
BEGINNING at a point N. 89 deg. 35' W. 3000 feet & N. 00 deg. 25' E. 2014.0 feet
from the Northeast corner of the L. A. Pelly Survey No. 1199;
THENCE N. 00 deg. 25' E. 435.6 ft. to a corner;
THENCE S. 89 deg. 35' E. 1000 ft. to a corner;
THENCE S. 00 deg. 25' W. 435.6 ft. to a corner;
THENCE N. 89 deg. 35' W. 1000 ft. to the place of BEGINNING.
SAVE & EXCEPT a 25 ft. strip of land along the East side for a road easement.

✓ Filed By: Return To:
Independence Title
211 BN FM 1626
Bldg. 2
Buda, Tx 78610



FILED AND RECORDED
At 12:52 o'clock P M
STATE OF TEXAS
COUNTY OF KERR

August 5, 2021

I hereby certify that this instrument was filed in the
numbered sequence on the date and time
stamped above by me and was duly recorded in
the Official Public Records of Kerr County Texas.

Janie Dowdy Deputy

21-05653

15/11/21/2129116-BUD

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 TRANSFER 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: _____ June 18 _____, 2021

GRANTOR: ALANA GEORGE

GRANTEE: IGOR, LLC

GRANTEES ADDRESS: 1230 Fm 1960 E. Bypass #704 Humble, TX
77338

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 **NINETEEN THOUSAND AND NO/100 Dollars (\$19,000.00)** (the "note") and is executed by Grantee, payable to the order of (the "Lender"). The Note is secured by a first and superior Vendor's Lien and the Superior Title herein retained in favor of Grantor and assigned and conveyed without recourse to Lender in this Deed and by a Deed of Trust of even date from Grantees to LUCINDA DOYLE, as Trustee.

PROPERTY OWNED BY GRANTOR (including any improvements):

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, being the North One-Half (N. 1/2) of tract 318-B, out of the H.E. & W. T. Railroad Company Survey No. 1196, Kerr County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above described property or any part thereof (hereinafter referred to as the "Property").

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 herein 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 which are recorded and of record; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and 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 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 Conveyance and Exceptions to Conveyance and Warranty.

The Lender, at Grantees 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.

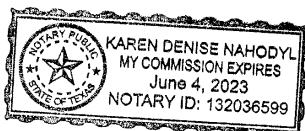
When this Deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors, administrators" or "heirs and assigns" shall be construed to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

Dated as first written above.


ALANA GEORGE

THE STATE OF TEXAS
COUNTY OF HAYS Harris *KON*

This instrument was acknowledged before me on June 18, 2021 by
ALANA GEORGE.



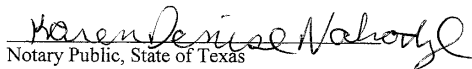

Notary Public, State of Texas

EXHIBIT A

THE NORTH ONE-HALF (N. 1/2) of the following described TRACT 318-B:
Being a 5 acre, more or less, tract of land out of the H.E. & W.T. Railroad
Company Survey No. 1195 and the H.E. & W.T. Railroad Company Survey No. 1196
in Kerr County, Texas, described by metes and bounds as follows:
BEGINNING at a point N. 89 deg. 35' W. 3000 feet & N. 00 deg. 25' E. 2014.0 feet
from the Northeast corner of the L. A. Pávillo Survey No. 1139;

THENCE N. 00 deg. 25' E. 435.6 ft. to a corner;
THENCE S. 89 deg. 35' E. 1000 ft. to a corner;
THENCE S. 00 deg. 25' W. 435.6 ft. to a corner;
THENCE N. 89 deg. 35' W. 1000 ft. to the place of BEGINNING.

SAVE & EXCEPT a 25 ft. strip of land along the East side for a road easement.

Filed By: Return To:

✓ Independence Title
211B N FM 1626
Bid 2
Attn: Marchelle
Buda, Tx 78610



FILED AND RECORDED
At 10:38 o'clock A M
STATE OF TEXAS
COUNTY OF KERR
June 28, 2021

I hereby certify that this instrument was filed in the
numbered sequence on the date and time
stamped above by me and was duly recorded in
the Official Public Records of Kerr County Texas.

Jackie Dowdy County Clerk

Jackie Dowdy

Deputy