

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.

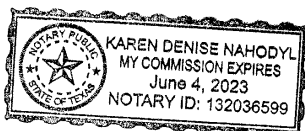
When this Deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors, administrators" or "heirs and assigns" shall be construed to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



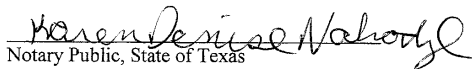

Notary Public, State of Texas

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
Bld 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
Deputy