

15/ITC/MH/ 2022014 -GTN

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.

DATE: August 7, 2020

GRANTOR: Jana Schrier and Thomas E. Bates

GRANTOR'S MAILING ADDRESS:

P O Box 66 WARBURG, TX 78673

GRANTEE: James Keilly and spouse, Samantha Leah Keilly

GRANTEE'S MAILING ADDRESS:

128 Flower Smith Ln, Jarrell, Tx 76537

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note that is in the principal amount of \$115,200.00, and is executed by Grantee, payable to the order of Capital Farm Credit, FLCA. The note is secured by a vendor's lien retained in favor of Capital Farm Credit, FLCA in this deed and by a deed of trust from Grantee to Ben R. Novosad, Trustee.

PROPERTY (including any improvements):

Being 12.00 acres of land, more or less, out of the I. & G. N. RAILROAD SURVEY, ABSTRACT No. 819, in Williamson County, Texas, being the same tract of land as conveyed in Deed recorded in Document No. 2017018087, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND 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

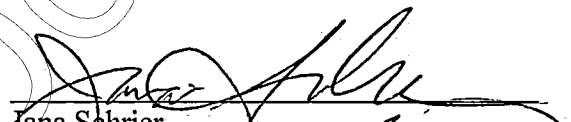
the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.

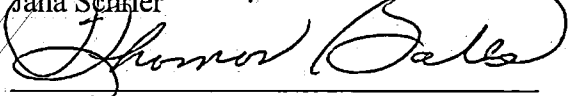
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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 and 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 shall become absolute.

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

Capital Farm Credit, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Capital Farm Credit, FLCA and are transferred to that party, without recourse on Grantor.



 Jana Schrier


 Thomas E. Bates

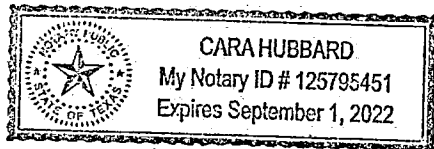
NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

Acknowledgement

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on the 7 day of August, 2020, by Jana Schrier.

[Signature]
Notary Public, State of _____

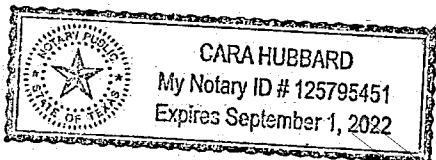


Acknowledgement

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on the 7 day of August, 2020, by Thomas E. Bates.

[Signature]
Notary Public, State of _____



Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 2022014

After Recording Return To:

Da2014-sw

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 12.00 ACRES OF LAND, OUT OF THE I. & G.N. RAILROAD SURVEY, ABSTRACT NUMBER 819, WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN LOU ALICE MONSON 48.765 ACRE TRACT RECORDED IN DOCUMENT NUMBER 199986465, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 12.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron found in the southerly right-of-way line of FM 972, at the northeast corner of that certain Thomas Bates and Jana Schrier 48.765 acre tract recorded in Document Number 2004073380, Official Public Records, said county, same being the northwest corner of said Monson 48.765 acre tract, for the northwest corner hereof;

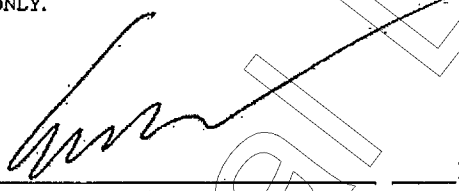
THENCE along said right-of-way line and the northerly line of said Monson 48.765 acre tract, North 69 degrees 57 minutes 47 seconds East, 123.43 feet to a concrete monument found and North 70 degrees 54 minutes 46 seconds East, 176.57 feet to an iron rod set in said line; for the northeast corner hereof, from which the northeast corner of said Monson 48.765 acre tract bears, North 70 degrees 54 minutes 46 seconds East, 485.10 feet;

THENCE South 03 degrees 45 minutes 56 seconds East, through said Monson 48.765 acre tract, 1,810.30 feet to an iron rod set, for the southeast corner hereof;

THENCE South 70 degrees 49 minutes 20 seconds West, continuing through said Monson 48.765 acre tract, 299.55 feet to an iron rod set in the easterly line of said Bates 48.765 acre tract, same being in the westerly line of said Monson 48.765 acre tract, for the southwest corner hereof, from which an iron rod found at the southwest corner of said Monson 48.765 acre tract bears, South 03 degrees 45 minutes 56 seconds East, 171.91 feet;

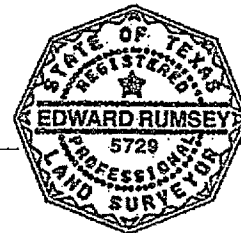
THENCE North 03 degrees 45 minutes 56 seconds West, along the easterly line of said Bates 48.765 acre tract and the westerly line of said Monson 48.765 acre tract, 1,808.67 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



Edward Rumsey
TX R.P.L.S #5729
Job # A1103816

12/13/2016
Date



Unofficial Document

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020091124

Pages: 5 Fee: \$33.00
08/10/2020 08:28 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document