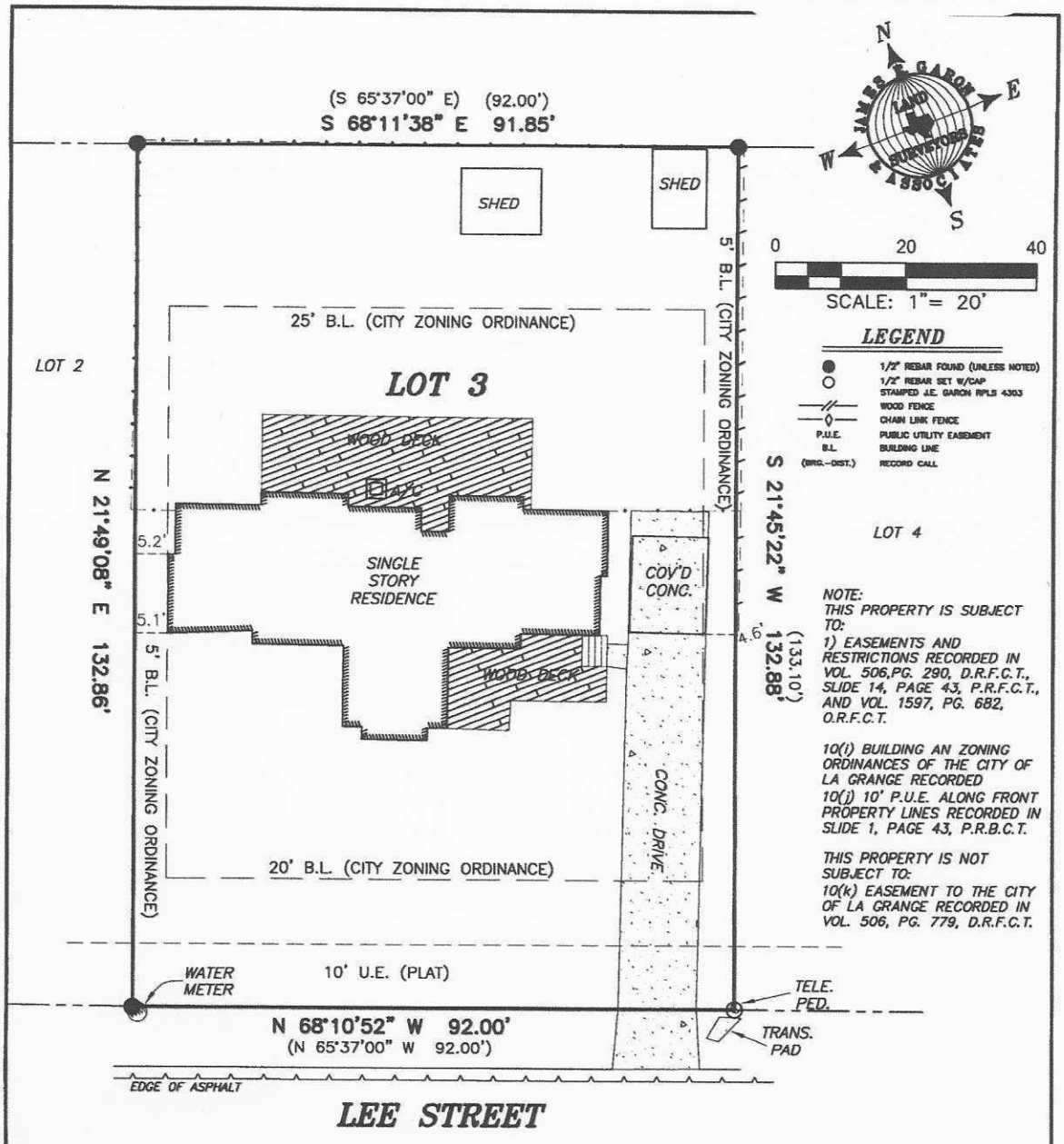
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NOTE:
THIS PROPERTY IS SUBJECT TO:
1) EASEMENTS AND RESTRICTIONS RECORDED IN VOL. 506,PG. 290, D.R.F.C.T., SLIDE 14, PAGE 43, P.R.F.C.T., AND VOL. 1597, PG. 682, O.R.F.C.T.

10(i) BUILDING AN ZONING ORDINANCES OF THE CITY OF LA GRANGE RECORDED
10(j) 10' P.U.E. ALONG FRONT PROPERTY LINES RECORDED IN SLIDE 1, PAGE 43, P.R.B.C.T.

THIS PROPERTY IS NOT SUBJECT TO:
10(k) EASEMENT TO THE CITY OF LA GRANGE RECORDED IN VOL. 506, PG. 779, D.R.F.C.T.

TO THE OWNERS, LIEN HOLDERS AND TEXAS COUNTRY TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0260C, EFFECTIVE OCTOBER 17, 2006.

STATE OF TEXAS REGISTERED JAMES E. GARON 4303 PROFESSIONAL LAND SURVEYOR

FEBRUARY 25, 2019

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

REFERENCE: WILLIAM N. CALVERT & JASMINE A. CALVERT G.F. NO.: Y190024

ADDRESS: 260 N. LEE STREET, LA GRANGE, TEXAS

LEGAL DESCRIPTION: LOT 3, ROITSCH ADDITION TO THE CITY OF LA GRANGE, RECORDED IN SLIDE 1, PAGE 43, PLAT RECORDS OF FAYETTE COUNTY, TEXAS.

FIELD BOOK: B-586/23
S:\Counties\Fayette\Subdivisions\Roitsch Addition\21119.dwg

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Use of this survey for any purposes other than this transaction is prohibited

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.

THE STATE OF TEXAS)
COUNTY OF FAYETTE)

WARRANTY DEED WITH VENDOR'S LIEN

DATE: April 15, 2019

GRANTOR: Harvey C. Mitchell and wife, Emily Jo Mitchell

GRANTOR'S MAILING ADDRESS: 1127 Lois St., Kerrville, Kerr County, TX 78028

GRANTEE: William Nelson Calvert and wife, Jasmine Aleana Calvert

GRANTEE'S MAILING ADDRESS: 260 N. Lee St., La Grange, Fayette County, TX. 78945

CONSIDERATION:

Ten Dollars ($10.00) cash and the execution and delivery by the Grantee herein of Grantee's one certain promissory note of even date herewith in the principal sum of Two Hundred Three Thousand Seven Hundred Eighty-Nine and no/100 Dollars ($203,789.00), of which One Hundred Ninety-Nine Thousand Five Hundred and no/100 DOLLARS ($199,500.00) is secured by the vendor's lien herein retained, payable to the order of PrimeLending A Plains Capital Company, in installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Allan B. Polunsky, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Being Lot Number Three (3), of the Roitsch Subdivision, City of La Grange, Fayette County, Texas, as shown on plat of said subdivision of record in Slide 1, Page 43, Plat Records of Fayette County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances, that affect the property; 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; taxes for the current year, the payment of which Grantee assumes.

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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and 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 and exceptions to 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.

PrimeLending A Plains Capital Company, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor the sum of $199,500.00, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said PrimeLending A Plains Capital Company, and the same are hereby TRANSFERRED and ASSIGNED to said PrimeLending A Plains Capital Company, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.
No responsibility for validity of real estate title assumed by attorney preparing this instrument unless a written title opinion rendered.

TCTY190024

EXECUTED this 15th day of April, 2019.

Harvey C. Mitchell
Harvey C. Mitchell

Emily Jo Mitchell
Emily Jo Mitchell

ACCEPTED:

Jasmine Aleana Calvert
Jasmine Aleana Calvert, Individually,
and as Agent and Attorney in Fact for
William Nelson Calvert

STATE OF TEXAS
COUNTY OF FAYETTE

This instrument was acknowledged before me on the 15th day of April, 2019, by Harvey C. Mitchell and wife, Emily Jo Mitchell.

KIM CANTWELL
NOTARY PUBLIC
STATE OF TEXAS
ID # 12683141-0
My Comm. Expires 03-10-2021

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF FAYETTE

This instrument was acknowledged before me on the 15th day of April, 2019, by Jasmine Aleana Calvert, Individually, and in her capacity as Agent and Attorney in Fact for William Nelson Calvert.

KIM CANTWELL
NOTARY PUBLIC
STATE OF TEXAS
ID # 12683141-0
My Comm. Expires 03-10-2021

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

Mark M. Humble, Attorney at Law
P. O. Drawer 1107
Cameron, Texas 76520
254/697-3454

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RECORDING PAGE

GF#Y190024

4/15/2019 1:29:48 PM

STATE OF TEXAS COUNTY OF FAYETTE

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Fayette County, Texas as stamped hereon above time.

BRENDA FIETSAM, COUNTY CLERK

Stamp: 4 Page(s)

KS

COUNTY COURT OF FAYETTE COUNTY, TEXAS