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HC 9619500 5 PGS

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WARRANTY DEED WITH VENDOR'S LIEN

Date: November 20, 1996.

Grantors: GLADYS B. SORRELLS, and DAN T. SORRELLS
her husband

Grantors' Mailing Address: 13 Cotton Gin Road, Uhland,
Hays County, Texas 78640.

Grantee: EVAN E. VOYLES

Grantee's Mailing Address: 2026 South Lamar Boulevard,
Austin, Travis County, Texas 78704.

Consideration:

(1) TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid to Grantors, the receipt of which is hereby acknowledged, for which no lien express or implied is here retained or shall exist; and

(2) One note is the principal amount of SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$7,500.00) executed by Grantee, payable to the order of Gladys B. Sorrells or Dan T. Sorrells and secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Tim E. Sorrells, Trustee.

Property (including improvements):

All land described hereafter is located in the City of Uhland, Hays County, Texas and fronts on Old Spanish Trail in said City.

Parcel No. 1:

0.23 acres of land, more or less, out of the John Stuart League, Abstract 14, situated in Hays County, Texas, being out of a 0.39 acre tract of land which is described as Item No. 4, in a deed recorded in Volume 286, Page 707, Deed Records of Hays County, Texas, being the same property conveyed to Gladys B. Sorrells in Volume 706, Page 771, Real Property Records of Hays County, Texas, said 0.23 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Parcel NO. 2:

An undivided one-half interest in and to 0.51 acres, more or less, being a portion of that 63 acre tract of land described in a deed recorded in Volume 107, Page 289, Deed Records of Hays County, Texas, and also being the same undivided one-half interest in property described as Item 3, in deed recorded in Volume 286, Page 707, Deed Records of Hays County, Texas, and as

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conveyed to Gladys B. Sorrells in a deed recorded in Volume 706, Page 771, Real Property Records of Hays County, Texas. Said one-half interest in and to 0.51 acres, more or less, being more particularly described on Exhibit "B" attached hereto and made a part hereof.

Included in this conveyance are all contractual, prescriptive, or easement rights to use or cross abutting or connecting land for septic system purposes; also included are all of Grantor's rights to the membership in and the water meter of County Line Water Supply Corporation which serves the property.

A part of the property to be conveyed in this transaction consists of personal property, to-wit: an undivided one-half interest in a frame dwelling house located on the tract described in Parcel No. 1, supra, which house is being conveyed by Bill of Sale executed contemporaneously herewith, the consideration for which house is included in the Real Estate Lien Note described above and the house is subject to the Deed of Trust given to secure the Note.

Reservations from and exceptions to conveyance and warranty: Easements of record in Hays County, Texas, or apparent on the ground.

Grantors, for the consideration, and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantors bind themselves and their 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 conveyance and warranty.

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

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.

Executed this 20th day of November, 1996, to be effective November 1, 1996.

GRANTORS

Gladys B. Sorrells
GLADYS B. SORRELLS

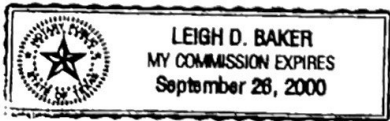
Dan T. Sorrells
DAN T. SORRELLS

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me by Gladys B. Sorrells and Dan T. Sorrells on November 20th, 1996.

Leigh D. Baker
Notary Public, State of Texas



After recording return to:
Law Office of Forrest N. Troutman, II
P.O. Box 2448
Austin, Texas 78768

RETURN TO:
TEXAS PROFESSIONAL TITLE INC.
823 Congress Ave., Suite 1400
Austin, TX 78701

Certification: CB
True and Correct Copy of Original on
File in: Hays County Clerk's Office
Page 3 of 5

FIELD NOTE DESCRIPTION
OF
A SURVEY OF
0.23 ACRES OF LAND
OUT OF THE
JOHN STEWART LEAGUE
HAYS COUNTY, TEXAS

1273 311

BEING A PORTION OF THAT 0.39 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 6, IN A CONVEYANCE TO THE CITY NATIONAL BANK OF AUSTIN BY MAX E. SCHWITZ BY DEED DATED JULY 24, 1976, AND RECORDED IN VOLUME 286, PAGE 707, HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at an iron stake found at the most Southerly corner of the said Tract No. 6, for the most Southerly corner of the tract herein described, same being the East corner of that 0.33 acre tract of land conveyed to Don Lin, Inc. by the Uhland Mercantile Company by deed dated September 21, 1979, and recorded in Volume 332, Page 344, Hays County Deed Records, and being on the Northwest line of the Old San Antonio-Nacogdoches Road;

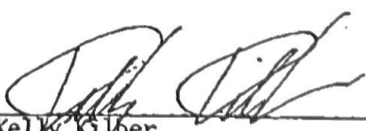
THENCE, leaving the said Old San Antonio-Nacogdoches Road, with the Northeast line of the said Lin 0.33 acre tract, the Southwest line of the said Tract No. 6, N 48° 55' W, 82.71 feet to an iron stake set, for the most Westerly corner of the tract herein described;

THENCE, leaving the said Lin 0.33 acre tract, N 51° 06' E, 120.38 feet to the most Northerly corner of the tract herein described, same being on the Northeast line of the said Tract No. 6, the Southwest line of that 0.30 acre tract of land described as Tract No. 5, in a conveyance to Caroline Schiwitz Fuchs by Max E. Schiwitz by deed dated July 29, 1976, and recorded in Volume 287, Page 225, Hays County Deed Records;

THENCE, with the Southwest line of the said Tract No. 5, the Northeast line of the said Tract No. 6, S 48 55' E, 88.42 feet to an iron stake found on the Northwest line of the aforementioned Old San Antonio-Nacogdoches Road, for the most Easterly corner of the tract herein described, same being the most Easterly corner of the said Tract No. 6, and being the most Southerly corner of the said Tract No. 5;

THENCE, leaving the said Tract No. 5, with the Northwest line of the said Old San Antonio-Nacogdoches Road, the Southeast line of the said Tract No. 6, the following courses numbered (1) and (2):

- (1) S 54° 03' W, 118.24 feet to an iron stake found;
- (2) S 43° 19' W, 3.32 feet to the POINT OF BEGINNING containing 0.23 acres of land. Surveyed March, 1981.

By 
Kelly Kijber,
Registered Public Surveyor #2219

SCHWITZ - TRACT 6B
FB 103 PG 47
PLAN NO. 1640

EXHIBIT A
PAGE 1 OF 1

An undivided one-half interest in the following:

1273 312

BEING A PORTION OF THAT 63 ACRE TRACT OF LAND CONVEYED TO MAX E. SCHIWITZ BY MRS. BERTHA SCHIWITZ, ET AL, BY DEED DATED JUNE 1, 1934, AND RECORDED IN VOLUME 107, PAGE 289, HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake set in the Southeast line of the State Highway #21, 100 foot right-of-way for the North corner of the tract herein described, same being the West corner of that 0.942 acre tract of land conveyed to Robert E. Schneider by Gladys Schiwitz Sorrells, by deed dated February 10, 1975, and recorded in Volume 273, Page 557, Hays County Deed Records, and from which the East corner of the said Schiwitz 63 acre tract, the South corner of that 113.57 acre tract of land conveyed to D. W. Meeks by S. W. Sites by deed dated October 8, 1966, and recorded in Volume 214, Page 110, Hays County Deed Records and the record location of the Southeast corner of the John Stewart Survey in the center of the Old San Antonio-Nacogdoches Road, as paved and used upon the ground, bears N. 56°47' E. 2975.87 feet;

THENCE, leaving State Highway #21, with fence, the West line of the said Schneider 0.942 acre tract, S. 24°03' E. 119.81 feet to an iron stake set for the East corner of the tract herein described, being 25 feet from the approximate center-line of the Old San Antonio-Nacogdoches Road, as paved and used upon the ground, same being the Southeast line of said Schiwitz 63 acre tract;

THENCE, 25 feet from and parallel to the said approximate centerline of the Old San Antonio-Nacogdoches Road, the Southeast line of the said Schiwitz 63 acre tract, S. 54°03' W. 152.43 feet to an iron stake set for the South corner of the tract herein described;

THENCE, leaving the Old San Antonio-Nacogdoches Road, N. 48°28' W. 132.43 feet to an iron stake set for the West corner of the tract herein described, same being on the Southeast line of the said State Highway #21;

THENCE, with the Southeast line of State Highway #21, N. 57°24' E. 206.18 feet to the PLACE OF BEGINNING, containing 0.51 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Margie T. Villalpando

12-3-96 04:08 PM 9619500
VAL \$19.00
MARGIE T VILLALPANDO, County Clerk
HAYS COUNTY

EXHIBIT B
PAGE 1 OF 1

ELAINE H. CÁRDENAS, COUNTY CLERK,
HAYS COUNTY, TEXAS do hereby certify that this is
a true and correct copy as same appears of record
in my office. Witness my hand and seal of office on:



1-25-2023
ELAINE H. CÁRDENAS
HAYS COUNTY CLERK
BY DEPUTY *Arpita Bhatnagar*

pg 5 of 5

Certification *CP*
True and Correct Copy of Original on
File in: Hays County Clerk's Office
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