

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.

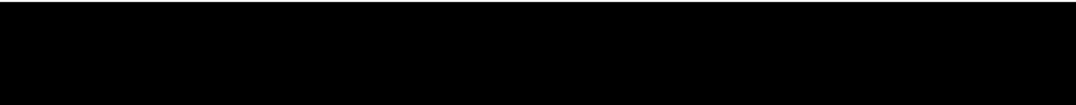
WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS)
)
COUNTY OF EL PASO)

██████████ (Grantor), for an adequate consideration to Grantor in hand paid and agreed to be performed by ██████████ THOMAS JR., a married man, as his sole and separate property, ██████████ ██████████, Wenatchee, WA 98801 (Grantee), as follows:

- (1) \$10 cash and other valuable consideration; and
- (2) Promissory Note executed by Grantee payable to the order of **TOWN SQUARE MORTGAGE & INVESTMENTS LLC. dba Town Square Mortgage (Lender)**, with the Promissory Note being secured by the Vendor's Lien retained herein and by a Deed of Trust of even date from Grantee to a Trustee named therein for the benefit of Lender;

has granted, sold and conveyed and by these presents does hereby grant, sell and convey unto Grantee the following "Property" commonly known as ██████████ El Paso, Texas ██████████



This conveyance is subject to:

- a) Restrictive Covenants recorded in/under Volume 1159, Page 632, Real Property Records of El Paso County, Texas
- b) Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
- c) Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
- d) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

- e) Any and all claims of right, title and interest to the land, including but not limited to any right of possession or claim for damages relating to the land which has been asserted or may be asserted, of record or not, by or on behalf of any Indian or Indian Tribe, including but not limited to the Tigua Indian Tribe of El Paso, Texas, also known as Pueblo De La Ysleta del Sur, also known as the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, including by not limited to claims appearing in Affidavit of Julian Granillo, filed for record April 16, 1993, recorded in Volume 2553, Page 1958, Real Property Records of El Paso County, Texas.
- f) Matters set forth on the subdivision plat, including but not limited to building set back lines and easements for public utilities, with the right to ingress and egress for service, shown on the recorded plat of said addition in Volume 2, Page 23, Real Property Records, El Paso County, Texas. Said easements being 5 feet in width across the rear property line of subject property.
- g) Title to all oil, gas and minerals of every kind and character in, on and under the insured premises, together with all rights, privileges and immunities relating thereto, heretofore reserved or conveyed by predecessors in title to Public Free School Fund of Texas, in Volume 25, Page 264, Real Property Records, El Paso County, Texas.
- h) Shortages in area created by rockwall running inside the Westerly (Rear) property line and subject to any claim of parties adverse to the record owner to that portion of the insured premises lying outside said rockwall as shown on the survey dated February 22, 2023 by John A. Eby, [REDACTED] Paso Del Norte Surveying Inc.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's heirs, representatives, successors and assigns forever, and Grantor does hereby binds Grantor, Grantor's heirs, representatives, successors and assigns to warrant and forever defend, all and singular, the Property unto Grantee, Grantee's heirs, representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the Property or any part thereof.

IT IS EXPRESSLY AGREED AND STIPULATED that a Vendor's Lien in favor of Lender is retained against the above-described Property until the Promissory Note described under subparagraph (2) above and all interest thereon has been fully paid according to its terms, conditions and effect, when this Deed shall become absolute.

This Warranty Deed with Vendor's Lien is executed March 22, 2023.

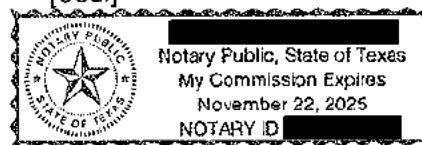
Grantor: [REDACTED]

[Handwritten Signature]

STATE OF TEXAS)
)
 COUNTY OF EL PASO)

This Warranty Deed with Vendor's Lien was acknowledged before me on March 22, 2023, by [REDACTED]

Notary Public
 [Seal]



Doc # [REDACTED]
#Pages 2 #NFPages 1
03/23/2023 04:15 PM
Filed & Recorded in
Official Records of
El Paso County

[REDACTED]
County Clerk
Fees \$30.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



EL PASO COUNTY, TEXAS