

GF: 2323251-1841

FUTO

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 8, 2018

Grantor: NEWLEAF HOMES, LLC, a Texas limited liability company

Grantor's Mailing Address:

6735 IH-10 West, Suite 103
San Antonio, Texas 78201
Bexar County

Grantee: KRISTINA LYNN TODD, a single woman

Grantee's Mailing Address:

9411 Bricewood Post
Helotes, Texas 78023
Bexar County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of CORNERSTONE HOME LENDING, INC. in the principal amount of TWO HUNDRED ELEVEN THOUSAND NINE HUNDRED SEVENTY NINE AND 00/100THS DOLLARS (\$211,979.00) which represents part payment of the purchase price of the property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of even date executed by Grantee and payable to the order of CORNERSTONE HOME LENDING, INC. and by a first-lien deed of trust of even date from Grantee to SCOTT R. VALBY, Trustee.

Property (including any improvements):

LOT 32, BLOCK 1, BRICEWOOD SUBDIVISION UNIT 1, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9684, PAGES 157-159, AND REPLATED IN VOLUME 9714, PAGES 64-66, DEED AND PLAT RECORDS, OF BEXAR COUNTY, TEXAS.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
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estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that 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 the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS", TRANSACTION, WITH ALL FAULTS AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

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 will become absolute.

CORNERSTONE HOME LENDING, INC., 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of CORNERSTONE HOME LENDING, INC. and are transferred to CORNERSTONE HOME LENDING, INC. without recourse against Grantor.

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

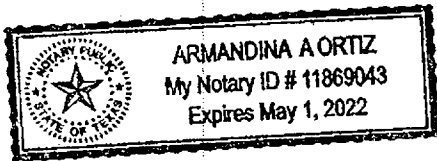
GRANTOR:
NEWLEAF HOMES, LLC, a Texas limited liability company

By: 
FRED GHAVIDEL

Its: Manager

STATE OF TEXAS)
COUNTY OF BEXAR)

This instrument was acknowledged before me on June 8, 2018, by FRED GHAVIDEL as Manager of NEWLEAF HOMES, LLC, a Texas limited liability company on behalf of said limited liability company.



Armandina A Ortiz
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
KRISTINA LYNN TODD
9411 Bricewood Post
Helotes, Texas 78023
GF: 2323251-1841

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/8/2018 4:27 PM



Gerard C. Rickhoff
Gerard C. Rickhoff
Bexar County Clerk