

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
(201950JTA)

Date: June 2, 2020

Grantor: LISA NIX, ALSO KNOWN AS LISA A. NIX

Grantor's Mailing Address:

211 Easy Street
Kirbyville, Jasper County, Texas 75956

Grantee: CYDNEY BOYD

Grantee's Mailing Address:

19015 State Hwy. 87 S.
Call, Newton County, Texas 75933

Consideration:

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION including a note that is in the principal amount of **SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$72,500.00)**, and is executed by Grantee payable to the order of **FAIRWAY INDEPENDENT MORTGAGE CORPORATION**, Carrollton, Texas. The note is secured by a vendor's lien retained in favor of **FAIRWAY INDEPENDENT MORTGAGE CORPORATION** in this Deed and by a Deed of Trust from Grantee to **CYNTHIA PORTERFIELD**, Trustee.

Property (including any improvements):

BEING Lot 38 Southend Subdivision, Section 2, as addition to the City of Kirbyville, Jasper County, Texas, according to the Plat thereof recorded in Volume 1, Page 109, Plat Records Jasper County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- (A) Any appearing of record in Jasper County, Texas.
- (B) Grantor specifically understands and acknowledges that unless reserved herein, any and all mineral interest, or royalties therefrom, if any, owned by Grantor, are being conveyed hereby to Grantee.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE
AND CORRECT COPY OF THE ORIGINAL INSTRUMENT.
Certified by: Holly Green
Date: 6/2/2020
Super Title & Abstract Company

- (C) **GRANTEE ACCEPTS PROPERTY AND IMPROVEMENTS IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS, WITHOUT ANY WARRANTY OR REPRESENTATION OF ANY KIND OR NATURE, IMPLIED OR EXPRESSED, INCLUDING BUT NOT LIMITED TO MARKETABILITY, HABITABILITY OR SUITABILITY FOR ANY PARTICULAR PURPOSE, EXCEPT AS EXPRESSLY STATED IN THIS DEED.**

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 right and appurtenances thereto in any wise 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, 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.

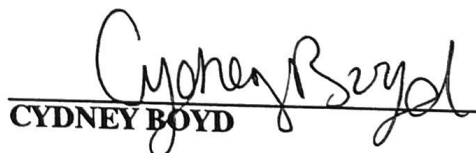
The Vendor's Lien against and superior title to the property are retained until each Note described is fully paid according to its terms, at which time this Deed shall become absolute. **FAIRWAY INDEPENDENT MORTGAGE CORPORATION**, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described herein. The vendor's lien and superior title to the property are retained for the benefit of **FAIRWAY INDEPENDENT MORTGAGE CORPORATION** and are transferred to that party without recourse on Grantor.

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

GRANTOR:


LISA NIX

GRANTEE:


CYDNEY BOYD

THE STATE OF TEXAS
COUNTY OF JASPER

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The foregoing Warranty Deed with Vendor's Lien was acknowledged before me by the said LIX NIX on June 2, 2020.



Haley Greer
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF JASPER

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The foregoing Warranty Deed with Vendor's Lien was acknowledged before me by the said CYDNEY BOYD on June 2, 2020.



Haley Greer
NOTARY PUBLIC, STATE OF TEXAS

After Recording Return to:

Jasper Title & Abstract Co.
P.O. Box 758
Jasper, Texas 75951

Prepared in the Law Office of:

T. Alan Hart
P.O. Box 2047
Jasper, Texas 75951