

4507

Correction General Warranty Deed

(with Vendor's Lien)

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Date: November 24, 2015 to be effective November 17, 2014

Grantor: Anne Schnerr fka Anne Blackburn

Grantor's Mailing Address: 1013 W. Cameron Ave., Rockdale, TX 76567

Grantee: Lan Duong

Grantee's Mailing Address: 12812 Bartholdi, Austin, TX 78753

Consideration: Cash and a note, dated November 17, 2014, executed by Lan Duong and payable to the order of Anne Schnerr ("Lender") in the principal amount of \$70,000.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of Anne Schnerr and is also secured by a first-lien deed of trust, of even date, to Don R. Hancock, Trustee, recorded in the real property records of Milam County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of Anne Schnerr until the \$70,000.00 note described above is fully paid according to its terms, at which time this deed will become absolute.

Property (including any improvements):

All that certain tract or parcel of land situated in Milam County, Texas, being part of the W. Allen Survey, Abstract No. 72 and shown as A0720 William Allen .964 Acres, Property ID No. 19235, Milam County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

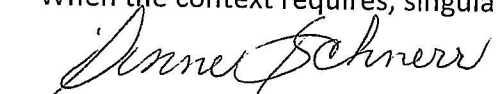

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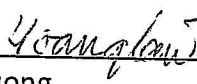
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, 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, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Note Concerning Correction: This deed is being filed again for record as a correction deed to correct certain incorrect information and to substitute for the deed as originally recorded in Document No: Volume 1241, Page 350, Official Records of Milam County, Texas. The following incorrect information is being corrected: The legal description of the property was incorrectly recited as being 1200 square feet out of a 0.964 acre tract and the lender's name was incorrectly recited as Ann Schnerr. Other than the stated correction, no changes were made in the deed as originally recorded, and the effective date of this correction deed relates back to the effective date of the deed being corrected.

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



Anne Schnerr fka Anne Blackburn


Lan Duong

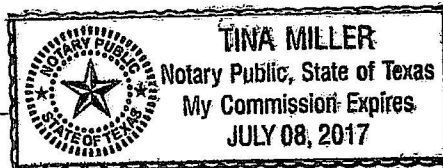
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NOTICE: This instrument was prepared by Hancock, McGill & Bleau, L.L.P. using information provided by third parties. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

State of Texas
County of Milam

This document was acknowledged before me on November ²⁴~~28~~ 2015 by Anne Schnerr fka Anne Blackburn.

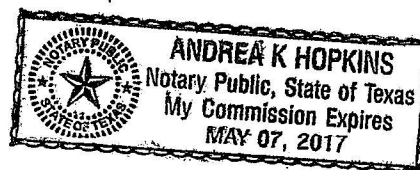
Tina Miller
Notary Public, State of Texas



State of Texas
County of Travis

This document was acknowledged before me on November ²⁴~~28~~ 2015 by Lan Duong.

Andrea K Hopkins
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Hancock McGill & Bleau, LLP
Attn: Carmen Moser
6010 Balcones Dr., Ste. 100
Austin, TX 78731

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

AT 9:45 FILED A M
ON THE 3 DAY OF Dec
A.D., 20 15

STATE OF TEXAS
COUNTY OF MILAM

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 Milam County, Texas.



Barbara Vansa
County Clerk, Milam County, Texas

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RECORDED 12-3-2015 4:55pm
BY Jodi Morgan DEPUTY

Barbara Vansa
COUNTY CLERK, MILAM COUNTY, TEXAS
BY Jodi Morgan DEPUTY

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