

***** Electronically Recorded Document *****

Leon County

Christie Wakefield
Leon County Clerk
Centerville, TX

Document Number: 2022-450491

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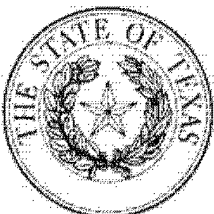
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Parties:

Direct- LSLP CENTERVILLE LAND LLC
Indirect- MENDOZA MELISSA ANAHY

Receipt Number: 171207
Processed By: Michelle Duvall

*****THIS PAGE IS PART OF THE INSTRUMENT*****



Inland Title of Texas, LLC 22-979-SC

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

THE STATE OF TEXAS §
COUNTY OF LEON §

KNOW ALL MEN BY THESE PRESENTS:

Executed on date of acknowledgement to be Effective: April 21, 2022.

Grantor: LSLP CENTERVILLE LAND, LLC, a Delaware limited liability company
acting herein through AMERICAN LAND PARTNERS, LLC., its Manager

Grantor's Mailing Address: 665 Simonds Rd, Williamstown, Berkshire County, MA 01267

Grantee: MELISSA ANAHY MENDOZA and FERNANDO MENDOZA HERNANDEZ
11074 Walts Run Ln. Cypress, Harris County, TX 77433

SALVADOR SIORDIA ESTRADA and MARIA MARGARITA ESTRADA
127 10th St. McFarland, Kern County, CA 93250

Consideration: A note executed by Grantee and payable to the order of TEXAS FARM CREDIT SERVICES, FLCA, 545 South Highway 77, Robstown, Texas 78380 in the principal amount of ONE HUNDRED FIFTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$151,900.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS FARM CREDIT SERVICES, FLCA, and by a first-lien deed of trust from Grantee to MARK A. MILLER, Trustee.

TEXAS FARM CREDIT SERVICES, FLCA, 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 TEXAS FARM CREDIT SERVICES, FLCA, and are transferred to TEXAS FARM CREDIT SERVICES, FLCA, without recourse against Grantor.

Property (including any improvements): Lot 70, of HALEY CREEK FARMS, an addition in Leon County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2021-00446650 (Volume 1853, Page 145), of the Official Public Records of Leon County, Texas.

Reservations from Conveyance: For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Exceptions to Conveyance and Warranty: All restrictions, covenants, conditions, easements, reservations, mineral conveyances, and other instruments that affect the property and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the property, and taxes for the current year, which Grantee assumes and agrees to pay.

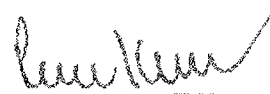
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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.

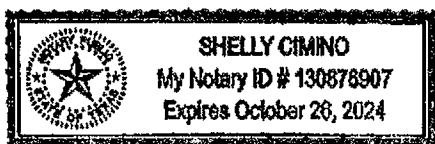
When the context requires, singular nouns and pronouns include the plural.

LSLP CENTERVILLE LAND, LLC
A Delaware Limited Liability Company
By: American Land Partners, LLC, a
Delaware limited liability company,
successor in interest to American Land
Partners, Inc., Manager

By: 
PRICE KEEVER, Authorized Agent

STATE OF TEXAS §
COUNTY OF Hays §

This instrument was acknowledged before me on the 21 day of April, 2022, by PRICE KEEVER, Authorized Agent of American Land Partners, LLC, a Delaware limited liability company, successor in interest to American Land Partners, Inc., Manager of LSLP CENTERVILLE LAND, LLC, a Delaware Limited Liability Company, in the capacity therein stated.



Shelly Cimino
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Inland Title of Texas, LLC
GF No. 22-979-SC

PREPARED IN THE LAW OFFICE OF:
Kristen Quinney Porter
P.O. Box 312643
New Braunfels, Texas 78131-2643