

**RELEASE OF LIEN**

**Holder of Note and Lien:** CITIZENS STATE BANK, SEALY, TEXAS  
P. O. Box 600  
Sealy, Austin County, Texas 77474

**Note:**

**Date:** September 23, 2013  
**Original Principal Amount:** \$100,000.00  
**Borrower:** NICHOLAS HLUCHAN and wife, PANAGIOTA HLUCHAN  
**Lender:** CITIZENS STATE BANK, Sealy, Texas

**Note and Lien Are Described in the Following Documents ("Lien Documents"):**

Renewal, modification, and extension agreement dated September 23, 2018, between Citizens State Bank, Sealy, Texas and Nicholas Hluchan and wife, Panagiota Hluchan, recorded October 2, 2018, in Clerk's File No. 1807911 in the Official Public Records of Waller County, Texas.

Deed of Trust dated September 23, 2013, from Nicholas Hluchan and wife, Panagiota Hluchan to Bradley A. Burttschell, Trustee, and recorded under Volume 1380, Page 441, Clerk's File No. 1306281 in the Official Public Records of Waller County, Texas.

Warranty deed with vendor's lien dated September 23, 2013, from Gregory R. Luke and wife, Amy L. Luke to Nicholas Hluchan and wife, Panagiota Hluchan and recorded under Volume 1380, Page 437, Clerk's File No. 1306280 in the Official Public Records of Waller County, Texas.

**Property (including any improvements):**

All that certain 2.4229 acre tract of land situated in the H. & T. C. R.R. Survey, A-202, Waller County, Texas, being a part of and out of the original survey of the H. & T. C. R.R. Survey, Section 123, A-202, Waller County, Texas, dated January 31, 1854, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

**Release of Lien and Security Interests**

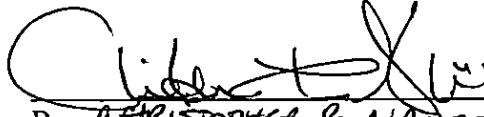
Holder is the owner and holder of the Note and Lien.

Holder releases the Property from all liens and security interests held by Holder granted in the Lien Documents.

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

EXECUTED on the 14<sup>th</sup> day of MAY, 2021.

CITIZENS STATE BANK, SEALY, TEXAS

  
By: CHRISTOPHER R. NAREZ  
Its: VICE PRESIDENT

STATE OF TEXAS

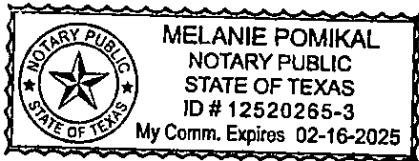
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COUNTY OF AUSTIN

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This instrument was acknowledged before me on the 14<sup>th</sup> day of May, 2021, by CHRISTOPHER R. NAREZ as VICE PRESIDENT of CITIZENS STATE BANK, SEALY, TEXAS, on behalf of said bank.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

After Recording Return To:

CITIZENS STATE BANK  
P. O. BOX 600  
SEALY, TX 77474

2.4229 acres of land situated in the H. & T.C. R.R. Survey, A-202, Waller County, Texas being a part of and out of the original survey of the H. & T.C. R.R. Survey, Section 123, A-202, Waller County, Texas dated January 31, 1854; said 2.4229 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northeasterly corner of the H. & T.C. R.R. Survey, Section 123, A-202 being the centerline intersection of Morton Road (based on a width of 60.00 feet) and Bartlett Road (based on a width of 60.00 feet);

Thence, West, along the centerline of Morton Road, a distance of 50.00 feet to a point for corner;

Thence, S 00° 04' 34" W, a distance of 65.00 feet to a 5/8 inch iron rod set for the northeasterly corner and the POINT OF BEGINNING of the herein described lot;

Thence, S 00° 04' 34" W, a distance of 488.28 feet to a 5/8 inch iron rod set for the southeasterly corner of the herein described lot;

Thence, N 89° 54' 26" W, a distance of 210.00 feet to a 5/8 inch iron rod set for the southwesterly corner of the herein described lot;

Thence, N 00° 04' 34" E, a distance of 502.94 feet to a 5/8 inch iron rod set for the northwesterly corner of the herein described lot;

Thence, East a distance of 195.00 feet to a 5/8 inch iron rod set for corner;

Thence, S 44° 58' 03" E, a distance of 21.20 feet to the POINT OF BEGINNING and containing 2.4229 acres (105,540 square feet) of land, more or less.

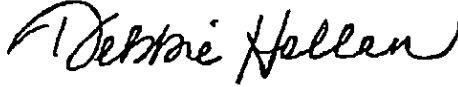
**EXHIBIT A**

## FILED AND RECORDED

**Instrument Number: 2105608**

Filing and Recording Date: 05/19/2021 10:09:08 AM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To:  
CITIZENS STATE BANK  
222 MAIN  
PO BOX 600  
SEALY, TX 77474