

WARRANTY DEED WITH VENDOR'S LIEN

4 25 6543

Date: July 15, 1987

Grantor: JEFFREY DAVID BLOCH and wife, JUNE PETROVICH BLOCH 4:32 PM 8515

Grantee: MARK DENTON WESTBROOK and wife, JUDY ANN WESTBROOK

Grantee's Mailing Address (including county): 10123 Aspen Street, Austin, Travis County, Texas 78758

5.00 INC
1 4 07/17/8
.99-DOC#
11.63-CHK#

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the original principal sum of \$93,420.00 payable to the order of Waterfield Financial Corporation, at its office in Fort Wayne, Allen County, Indiana, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in the event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Bycon Sanford, Trustee.

Property (including any improvements):

Lot Twenty-Three (23), in Block C of QUAIL CREEK, PHASE IV, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 56, Page 19 of the Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: Easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil or gas leases, mineral severances and other instruments, other than liens or conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 1987 and subsequent years, the payment of which Grantee assumes.

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 rights 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.

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

That Waterfield Financial Corporation at the instance and request of Grantee herein, having advanced and paid in cash to the Grantor herein, that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$93,420.00 note, the vendor's lien together with superior title thereto, is retained herein for the benefit of said Waterfield Financial Corporation and the same are hereby transferred, assigned and conveyed to the said Waterfield Financial Corporation.

REAL PROPERTY RECORDS
Travis County, Texas

10340 0094



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

By: _____

Janelle Guy
JANELLE GUY

Dyana Limon-Mercado, Travis County Clerk

Deputy Clerk

ADDENDUM

It is stipulated, covenanted and agreed that the lien created by this instrument shall be and remain subordinate and inferior to the liens securing the payment of that one certain other promissory note in the original principal sum of \$53,650.00, dated May 25, 1979, executed by Jeffrey David Bloch and wife, June Petrovich Bloch, and payable to the order of Franklin Savings Association, more fully described in a Deed recorded in Volume 6586, Page 686, Deed Records of Travis County, Texas, and in a Deed of Trust of even date therewith duly recorded in Volume 6541, Page 489, Deed of Trust Records of Travis County, Texas, and Grantors expressly covenant and agree that should default be made in the payment of said \$53,650.00 note, or any part thereof, principal or interest, as the same shall become due and payable, or in any of the covenants of the Deed of Trust securing the payment thereof, the indebtedness evidenced by the \$30,000.00 note hereby secured, at the option of the holder thereof, shall at once become due and payable.

This conveyance is also made in trust to enforce the payment of all other indebtedness of the maker of said note to Beneficiary presently existing or which may in any manner or means hereafter be incurred by the maker of said note and evidenced in any manner whatsoever, either by notes, advances, overdrafts, bookkeeping entries or any other method or means, it being expressly agreed and understood that any and all sums now owed to or hereafter advanced by said Beneficiary to the maker of said note shall be payable at the address hereinabove specified or such other place as Beneficiary may designate, and shall bear interest as may be provided in such notes or other evidences of indebtedness given by the maker of said note to said Beneficiary; and this instrument is also executed for the purpose of securing and enforcing the payment of any renewal and extension of any note or of any part of the said indebtedness of the maker of said note, and including any further loans and advancements made by said Beneficiary to the maker of said note under the provisions hereof. The fact of repayment of all indebtedness of the maker of said note to said Beneficiary shall not terminate this mortgage unless the same be so released by said Beneficiary at the request of the maker of said note; but otherwise it shall remain in full force and effect to secure all future advances and indebtednesses, regardless of any additional security that may be taken as to any past or future indebtednesses and shall be unaffected by any renewals, extensions or partial releases hereunder.

If all or any part of the property covered by this Deed of Trust or an interest therein is sold or transferred by Grantors, without Beneficiary's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) the grant of any leasehold interest of three (3) years or less not containing an option to purchase, Beneficiary may, at Beneficiary's option, declare all of the sums secured by this Deed of Trust to be immediately due and payable. The words "sold or transferred", as used in the immediately preceding sentence, shall be understood to include (without limitation) any agreement to sell or any conveyance of legal or equitable title, whether for consideration or by gift, and any sale or change in majority ownership of Grantors if it is a corporation, partnership or trust, distribution by Grantors if it is a trust, partnership or corporation, or change in the general partner of a limited partnership constituting Grantors; and in the context of this sentence, "Grantors" includes the singular as well as the plural and includes successors and assigns. Beneficiary may condition its consent upon obtaining (a) such modifications in the payment, interest rate and other terms of the indebtedness and in the terms of the agreement securing payment of the indebtedness, (b) such covenants or restrictions upon the property, (c) such additional collateral, and (d) such additional fees, information or commitments as the Beneficiary in its sole discretion may require (whether or not such exercise of discretion is reasonable). Partial invalidity of this provision shall not render this entire provision unenforceable.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions, and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
this date and at the time stamped herein by me, and
was duly RECORDED in the Volume and Page of the
named RECORDS of Travis County, Texas on

JUN 3 1987



COUNTY CLERK
TRAVIS COUNTY, TEXAS

INITIALS:

FILED

1987 JUN -3 AM 10:44

10279

0057



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

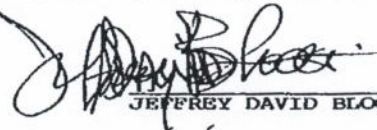
Dyana Limon-Mercado, Travis County Clerk

By:

Deputy Clerk

JANELLE GUY

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

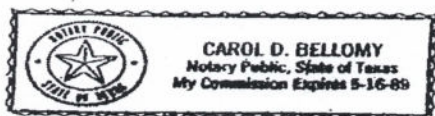

JEFFREY DAVID BLOCH


JUNE PETROVICH BLOCH

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 15th of July, 1987 by JEFFREY DAVID BLOCH and wife, JUNE PETROVICH BLOCH.




Notary Public, State of Texas

(Printed name of Notary)
My commission expires: _____

AFTER RECORDING RETURN TO:

NOTARY SEAL

FILED

1987 JUL 17 PM 4:14

COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

JUL 17 1987




COUNTY CLERK
TRAVIS COUNTY, TEXAS

Please Return to: CAROL BELLAMY
Heritage Title Company
301 Congress, Suite 300
Austin, Texas 78701
87-3525

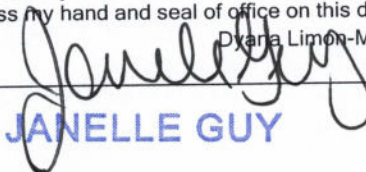
10340 0085



I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/15/2025

By: _____


JANELLE GUY

Dyana Limon-Mercado, Travis County Clerk

Deputy Clerk