

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.

General Warranty Deed with Vendor's Lien

Loan # 375-3000078

AFTER RECORDING RETURN TO:  
Wyman Leon Wilhite  
9580 Lake Conroe Dr  
Conroe, TX 77304

Date: Executed on the date set forth in the acknowledgement herein, but to be effective the Eighth day of August, 2018.

Grantor: Vince Paul Bartek, Jr. and Miok Bartek, husband and wife *VPB MB*  
Grantor's Mailing Address: *2201 Montgomery Park Blvd #1310*  
*Conroe Tx 77304*

*WJW* Grantee: Wyman Leon Wilhite, a single man  
Grantee's Mailing Address: 9580 Lake Conroe Dr  
Conroe, TX 77304

Consideration:  
Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Two Hundred Ninety Six Thousand Nine Hundred Fifty Seven and 00/100 Dollars -- (\$296,957.00) made by Grantee payable to the order of Guild Mortgage Company, "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Chris Peirson, Trustee.

Property (including any improvements):  
General Warranty Deed with Vendor's Lien

LOT 4, IN BLOCK 2, OF TRES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "G" SHEET 39A  
OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.


Reservations from and Exceptions to Conveyance and Warranty:

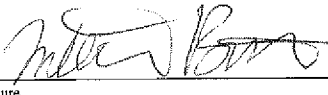
This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

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 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 conveyance and warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) 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. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural. When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns".

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

  
Signature \_\_\_\_\_ Date 8/8/18  
**Vince Paul Bartek, Jr.**

  
Signature \_\_\_\_\_ Date 8/8/18  
**Miok Bartek**

STATE OF TEXAS  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2018 by **Vince Paul Bartek, Jr. and Miok Bartek.**

[Signature]  
Notary Public  
Printed Name: Susan Helton  
My commission expires: 11/25/18



**E-FILED FOR RECORD**

**08/09/2018 04:37PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**08/09/2018**



County Clerk  
Montgomery County, Texas