

Freedom Title GF#: 19047344FM-CC

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.

WARRANTY DEED WITH VENDOR'S LIEN

Effective Date: June 5, 2019

Grantor: Bennett Lane Investments, L.C

Grantee: RPB Holdings LLC

Grantee's Mailing Address:

1231 McClintock
Shady Shores, TX 76208

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of REGIONS BANK in the principal amount of Nine Hundred Fifty Six Thousand Two Hundred Fifty and 00/100 Dollars (\$956,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of REGIONS BANK and by a first-lien deed of trust of even date from Grantee to Ryan Colburn, Trustee.

Property (including any improvements):

TRACT I:

BEING all that certain lot, tract, or parcel of land situated in the Edmond Aday Abstract, Survey Number 11, in the City of Lewisville, Denton County, Texas, same being that tract of land described by deed to Bennett Lane Investments, LLC, as recorded in Instrument Number (Inst. No.) 98-002503, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of the herein described tract of land, same being the northwest corner of a tract of land described by deed to Bennett Lane Investments, LLC, as recorded in Inst. No. 99-0005208, D.R.D.C.T., and being in the east line of a public gravel road (per Inst. No. 98-00253);

THENCE North 02 degrees 51 minutes 27 seconds West, 50.04 feet to a 1/2 inch iron

rod with yellow cap stamped "Arthur Surveying Company" (ASC) set for corner within said public gravel road, from which a 1/2 inch iron rod bears North 00 degrees 12 minutes 53 seconds West, a distance of 0.61 feet;

THENCE North 89 degrees 06 minutes 46 seconds East, departing said public gravel road and continuing with the south line of a tract of land described by deed to Jose Garcia, as recorded in Inst. No. 2014-14366, D.R.D.C.T., a distance of 161.62 feet to a 1/2 inch iron rod found for corner, same being the southeast corner thereof, and being in the west line of Lot 1, Block A, of Gregory Addition, an addition to the City of Lewisville, according to the Plat thereof recorded in Cabinet H, Slide 328, of the Plat Records of Denton County, Texas;

THENCE South 05 degrees 39 minutes 45 seconds East, with the west line of said Addition, a distance of 51.30 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner, same being the northeast corner of a tract of land described by deed to Jose Cornelio Benitez, as recorded in Inst. No. 2019-7139, D.R.D.C.T.;

THENCE South 89 degrees 30 minutes 09 seconds West, with the north line of said Benitez tract, passing at a distance of 75.02 feet a 5/8 inch iron rod found for the northwest corner thereof, same being the northeast corner of said Bennett Lane Investments, LLC tract (Inst. No. 99-0005208), and continuing with the north line of said Bennett Lane Investments, LLC tract for a total distance of 164.17 feet to the **POINT OF BEGINNING** and containing 0.189 acres of land, more or less.

TRACT II:

BEING all that certain lot, tract, or parcel of land situated in the Edmond Aday Abstract, Survey Number 11, in the City of Lewisville, Denton County, Texas, same being that tract of land described by deed to Bennett Lane Investments, LLC, as recorded in Instrument Number (Inst. No.) 99-0005208, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of a tract of land described by deed to Bennett Lane Investments, LLC, as recorded in Inst. No. 98-00253, D.R.D.C.T., and being in the east line of a public gravel road (per Inst. No. 98-00253);

THENCE North 89 degrees 30 minutes 09 seconds East, partially with the south line of said Bennett Lane Investments, LLC tract (Inst. No. 98-00253), a distance of 89.15 feet to a 5/8 inch iron rod found for corner, same being the northwest corner of a tract of land described by deed to Jose Cornelio Benitez, as recorded in Inst. No. 2019-7139, D.R.D.C.T.;