

**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  
(With Mineral Rights Reservation)**

Date: 30th day of July, 2019

Grantor: **Garan B. Shotts and Jazmin Shotts**

Grantor's Mailing Address: 2504 W. Washington Ave. Midland, TX 79701

Grantee: **Steve Hartley, a single man**

Grantee's Mailing Address: **PO Box 80364, Midland, TX 79708**

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **PrimeLending, A PlainsCapital Company** in the principal amount of **\$373,500.00**. The note is secured by a first and super vendor's lien and superior title retained in this deed in favor of **PrimeLending, A PlainsCapital Company**, and by a first-lien deed of trust of even date from Grantee to **Allan B. Polunsky, Trustee. PrimeLending, A PlainsCapital Company**, 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 of **PrimeLending, A PlainsCapital Company** and are transferred to **PrimeLending, A PlainsCapital Company** without recourse against Grantor.

Property (including any improvements): **Lot Seven (7), Block Four (4), SKYLINE HEIGHTS, an addition to the City of Midland, Midland County, Texas, according to map or plat thereof recorded in Cabinet C, Page 99, Plat Records of Midland 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. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no

manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.


**Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and 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 will become absolute.

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

  
Garan B. Shotts

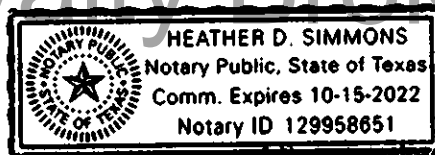
  
Jazmin Shotts

STATE OF TEXAS  
COUNTY OF MIDLAND

Before me, Heather D. Simmons, on this day personally appeared Garan B Shotts and Jazmin Shotts, known to me or proved to me on the oath of \_\_\_\_\_ or through DL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of July, 2019.

  
Notary Public Signature



After recording, please return to:  
Steve Hartley  
PO Box 80364  
Midland, TX 70708

Midland County  
Alison Haley  
Midland County  
Clerk

Instrument Number: 23111

Texas Royalty Brokers

eRecording - Real Property

WARRANTY DEED

Recorded On: July 31, 2019 09:52 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

Texas Royalty Brokers

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 23111

Receipt Number: 20190730000209

Recorded Date/Time: July 31, 2019 09:52 AM

User: Amanda D

Station: cc10299

Record and Return To:

ERX

STATE OF TEXAS  
COUNTY OF MIDLAND

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Midland County, Texas.

Alison Haley  
Midland County Clerk  
Midland County, TX

*Alison Haley*

