

Warranty Deed with Vendor's Lien

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.

Date: June 8, 2018

Grantor: Walter Courtland Fountain and Valerie M. Fountain

Grantor's Mailing Address: 107 Marie Place, Portland, Texas 78374

Grantee: Beyond Grooming LLC

Grantee's Mailing Address: 1200 Old Marindale Road, San Marcos, Texas 78666

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Newtek Small Business Finance, LLC in the principal amount of ONE HUNDRED SEVENTY-TWO THOUSAND AND 00/100 Dollars (\$172,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Newtek Small Business Finance, LLC and by a first-lien deed of trust of even date from Grantee to Sean Everest, Esq., trustee.

Property (including any improvements):

BEING A 0.98 OF AN ACRE (42,492 SQUARE FOOT) PARCEL OF LAND OUT OF AND PART OF THE JUAN M. VERAMENDI LEAGUE NUMBER 2, ABSTRACT NUMBER 17, SITUATED IN HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 0.977 OF AN ACRE PARCEL OF LAND FOR ADOLFO SENDEJO AS DESCRIBED BY THE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 9914497 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY; THE AFOREMENTIONED 0.98 OF AN ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found for the northeasterly corner of Lot 1 of Konze Addition Number 3 as depicted by the instrument recorded in Volume 7, Page 319 of the Plat Records of Hays County and in the southerly right-of-way line of River Road;

THENCE, North 45 degrees 27 minutes 12 seconds East, along the southerly right-of-way line of the aforementioned River Road, a distance of 104.58 feet to a brass disk found in concrete for the POINT OF CURVATURE for a non-tangent curve to the right;

THENCE, Southeasterly, along the aforementioned curve to the right having a central angle of 62 degrees 44 minutes 49 seconds, an arc length of 195.38 feet, a radius of 178.41 feet, and a

chord which bears South 75 degrees 51 minutes 44 seconds East at a distance of 185.77 feet to an iron pipe in the westerly right-of-way line of Old Martindale Road;

THENCE, South 44 degrees 25 minutes 49 seconds East, along the westerly right-of-way line of the aforementioned Old Martindale Road, a distance of 73.90 feet to an iron pipe found for the northeasterly corner of a called 1.52 acre tract of land for Teresa Alvelo as described by the instrument recorded in Volume 1805, Page 466 of the Official Public Records of Hays County;

THENCE, South 45 degrees 02 minutes 24 seconds West, along the northerly line of the aforementioned Alvelo tract, a distance of 200.55 feet to an iron rod found for the northwesterly corner of the said Alvelo tract and in the easterly line of the aforementioned Lot 1;

THENCE, North 44 degrees 39 minutes 13 seconds West (Bearing Basis), along the easterly line of the aforementioned Lot 1, a distance of 234.05 feet to the POINT OF BEGINNING of the herein described parcel and containing a calculated area of 0.98 of an acre (42,492 square feet) of land, more or less.

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hays County, Texas.

Exceptions to Conveyance and Warranty: NONE

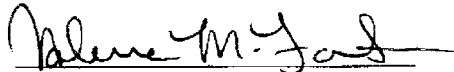
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **Newtek Small Business Finance, LLC**, the payee of such Note, and the successors and assigns of such payee.

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

EXECUTED this 8 day of June, 2018.

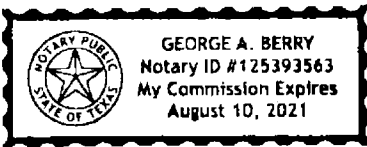

Walter Courtland Fountain

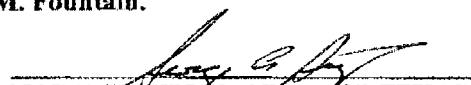

Valerie M. Fountain

THE STATE OF TEXAS

COUNTY OF San Antonio

The foregoing instrument was acknowledged before me on the 8 day of June, 2018 by
Walter Courtland Fountain and Valerie M. Fountain.




NOTARY PUBLIC, STATE OF TEXAS

George A. Berry

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093