

Return To
NORTHSHORE TITLE, INC.)
15-0312M

RETURN TO GRANTEE:
MARK CHARLES RATHBUN
501 SUNSET
INGLESIDE, TEXAS 78362



4 PGS
DEED

646367

GENERAL
WARRANTY DEED WITH VENDOR'S LIEN
(Texas)

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.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

KNOW ALL MEN BY THESE PRESENTS:

On this, the 15TH day of APRIL, 2015 that
GARLAND INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by

MARK CHARLES RATHBUN AND MONIQUE RENEE RATHBUN, HUSBAND AND WIFE

hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of that certain Promissory Note of even date herewith, in the principal sum of \$ 170,000.00, payable to the order of
FIRST COMMUNITY BANK

hereinafter called "Mortgagee", bearing interest at the rate therein provided; said note containing the usual reasonable attorneys' fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to
WES HOSKINS

Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described Note, said Vendor's Lien and Deed of Trust Lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit: LOTS TWENTY ONE (21), TWENTY TWO (22), TWENTY THREE (23), AND TWENTY FOUR (24), BLOCK ONE HUNDRED ELEVEN (111), INGLESIDE TOWNSITE, AN ADDITION TO THE TOWN OF INGLESIDE ON THE BAY IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 39 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereof shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 15th day of April, 2015, but to be effective APRIL 15, 2015

[Handwritten Signature]

GARLAND INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

STATE OF TEXAS

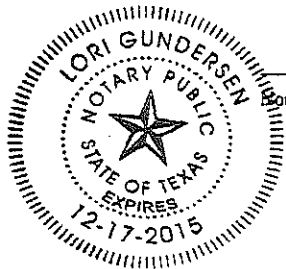
County of SAN PATRICIO

Before me, the undersigned, on this day personally appeared ARLENE GARRETT,
Managing Member

known to me (or proved to me on the oath of _____
or through TV auditors license (D.)) to be the person(s) whose name(s) IS subscribed to
the foregoing instrument and acknowledged to me that she executed the same for the purposes and
consideration therein expressed.

Given under my hand and seal of office this 15th day of APRIL, 2015

(Seal)



[Handwritten Signature]

Notary Public

JDEEDTX (10/08)

0000586452

Page 3 of 4

STATE OF TEXAS

County of SAN PATRICIO

Before me, the undersigned, on this day personally appeared _____

GARLAND INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY of _____

known to me (or proved to me on the oath of _____
or through _____) to be the person(s) whose name(s) _____ subscribed to
the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and
consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of APRIL, 2015

(Seal)

Notary Public

JDEEDTX (10/08)

0000586452

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*Rtn to:
Rathbun
501 Sunset Dr.
Ingleside-on-the-Bay, TX 78362*

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Gracie Alaniz-Gonzales

Gracie Alaniz-Gonzales, County Clerk
San Patricio, Texas

April 16, 2015 11:45:53 AM

FEE: \$38.00 JFRANCO
DEED

646367



San Patricio CAD

Property

Account

Property ID: 67393 Legal Description: LTS 21-24 BLK 111 INGLESIDE TOWNSITE
 Geographic ID: 0562-0111-0017-004 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 00501 SUNSET DR Mapsco:
 INGLESIDE, TX 78362
 Neighborhood: INGLESIDE ON THE BAY Map ID: U-11-
 Neighborhood CD: IOB

Owner

Name: RATHBUN MARK CHARLES & MONIQUE R Owner ID: 59833
 Mailing Address: 501 SUNSET % Ownership: 100.0000000000%
 INGLESIDE, TX 78362
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$225,882	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$39,060	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$264,942	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$264,942	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$264,942	

Taxing Jurisdiction

Owner: RATHBUN MARK CHARLES & MONIQUE R
 % Ownership: 100.0000000000%
 Total Value: \$264,942

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	San Patricio CAD	0.000000	\$264,942	\$264,942	\$0.00
CIB	aCity of Ingleside on the Bay	0.178889	\$264,942	\$264,942	\$473.95
GSP	aSan Patricio County	0.446921	\$264,942	\$259,942	\$1,161.74
MUD	aSan Patricio Co Drain Dist	0.057888	\$264,942	\$259,942	\$150.48
RSP	aSan Patricio County Road	0.045003	\$264,942	\$259,942	\$116.98
SIN	aISD Ingleside	1.095000	\$264,942	\$239,942	\$2,627.37
Total Tax Rate:		1.823701			

Taxes w/Current Exemptions: \$4,530.52
 Taxes w/o Exemptions: \$4,831.75

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1938.0 sqft Value: \$225,882

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ MA	MAIN AREA	RB6 - AVG	Brick	1959	1730.0
→ GR	GARAGE	GRB - AVG		1959	1248.0
→ ROP	IOB OPEN PORCH	RB6 - AVG		1959	552.0
→ ROP	IOB OPEN PORCH	RB6 - AVG		1959	96.0
→ MA	MAIN AREA	RB6 - AVG		1959	208.0
→ GR	GARAGE	GRB - AVG		1959	480.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IBIDS	ORIG CODE: IBIDS	0.3210	14000.00	100.00	140.00	\$39,060	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$225,882	\$39,060	0	264,942	\$0	\$264,942
2015	\$167,653	\$51,100	0	218,753	\$0	\$218,753
2014	\$148,819	\$42,000	0	190,819	\$0	\$190,819
2013	\$135,872	\$42,000	0	177,872	\$0	\$177,872
2012	\$126,226	\$42,000	0	168,226	\$0	\$168,226
2011	\$114,407	\$42,000	0	156,407	\$0	\$156,407

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/15/2015	GWDVL	GENERAL WD VL	GARLAND INVESTMENTS LLC	RATHBUN MARK CHARLES & MONIQUE R	0	0	646367
2	2/21/2014	WDVL	WARRANTY DEED VL	ERICKSON JAMES DUANE	GARLAND INVESTMENTS	0	0	635253

3 3/25/2011 RGWD REFILED GENERAL WD ROBERTS PAUL ERICKSON 0 0 607456
 E JAMES & VIRGINIA LLC

Tax Due

Property Tax Information as of 10/27/2016

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.