

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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RTC GF#23-1789 CD/WWright;ecd

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

Date: September 11, 2023

Grantor: JAMES SCOTT FITZEK, also known as J. SCOTT FITZEK and REBECCA L. FITZEK, formerly known as REBECCA L. STEVENSON, also known as REBECCA FITZEK, husband and wife

Grantor's Mailing Address:

3336 Meadow Wood Lane
Bedford, TX 76021
County

Grantee: MEGAN RENEE OVERMAN and TODD ANDREW OVERMAN, wife and husband

Grantee's Mailing Address:

8448 Heron Dr.
Ft Worth, TX 76108
County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and a note of even date executed by Grantee and payable to the order of CITIZENS BANK, N.A., a national banking association, in the principal amount of FIVE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$570,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CITIZENS BANK, N.A., and by a first-lien deed of trust of even date from Grantee to MICHAEL H. PATTERSON, Trustee.

Property (including any improvements):

Lot 43, Block 29, LAKE WORTH LEASE BLOCKS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 5463, Deed Records of Tarrant County, Texas.

STREET ADDRESS: 8448 Heron Drive, Fort Worth, TX 76108

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at the date of this instrument, relating to the hereinabove described property: Restrictions of record, if any; Reservations of mineral and/or royalty interests of record, if any; Terms, conditions, and stipulations contained in any Oil, Gas, and Mineral Leases, if any; Easements and set backs of record, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

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.

CITIZENS BANK, N.A., 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 CITIZENS BANK, N.A. and are transferred to CITIZENS BANK, N.A., without recourse against Grantor.

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

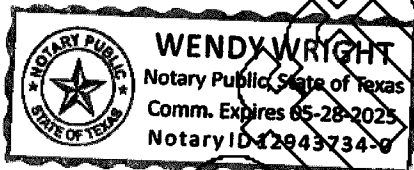
James Scott Fitzek
JAMES SCOTT FITZEK, also known as
J. SCOTT FITZEK

Rebecca L. Fitzek
REBECCA L. FITZEK, formerly known as
REBECCA L. STEVENSON, also known as
REBECCA FITZEK

STATE OF Texas

COUNTY OF Tarrant

This instrument was acknowledged before me on September 8, 2023, by
JAMES SCOTT FITZEK, also known as J. SCOTT FITZEK and REBECCA L. FITZEK, formerly
known as REBECCA L. STEVENSON, also known as REBECCA FITZEK.



Wendy Wright
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:
MEGAN RENEE OVERMAN
TODD ANDREW OVERMAN