

Blanco County Unofficial Copy

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AMENDMENT TO BUILDER'S & MECHANIC'S LIEN CONTRACT WITH POWER OF SALE

THE STATE OF TEXAS §§ §§
COUNTY OF Blanco §§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

This Amendment to Builder's & Mechanic's Lien Contract with Power of Sale (the "Amendment") is made and entered into on March 7th, 2021, to modify and amend that certain Builder's & Mechanic's Lien Contract, dated August 31st, 2020, and prior amendment(s), if any, listed below:

Amendment # Dated Amount Record #

No Prior Amendments

each executed by and between:

Toby Bearden, and wife Wiley Bearden, married to each other

, the "Owner", (whether one or more), and TILSON HOME CORPORATION, the "Contractor". The Contract is recorded in the Real Property records of Blanco County, Texas in # 203645 and refers to certain real property of the Owner located in Blanco County, Texas (the "Property") and described as:

Being Lot No. 100, A Final Plat of Majestic Hills Ranch Phase One, a subdivision in Blanco County, Texas, according to the plat recorded in Volume 3, Pages 240-247, Plat Records of Blanco County, Texas.

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WHEREAS, the Contract provides for the construction of certain improvements (the "Improvements") on the Property in accordance with certain plans, Options Addendums, and an Agreement Specifying Conditions of Sale dated August 31st, 2020 (collectively referred to as the "Construction Plans"); and

WHEREAS, in consideration for the labor and materials furnished and the construction of the Improvements on the Property as specified in the Construction Plans, Owner agreed to pay Contractor the sum of \$ 490,953.00 (the "Contract Amount"), which sum is restated in and represented by a promissory note of even date with the Contract, executed by the Owner and payable to the Contractor (the "Note"); and

WHEREAS, it is Owner's and Contractor's desire and intention that the Contract and the Construction Plans be altered and/or modified to encompass additional construction activities on the Property as described in the written Change Order(s) of even date(s) herewith, and that the costs associated with the Change Order(s) in the amount of \$ 9,427.63 be added to and made part of the Contract Amount and that the liens and security interests created by the Contract be carried forward as security for the payment of the Change Order(s), in addition to securing the payment of the sums owing under the Note now totaling \$ 500,380.63.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, Owners and Contractor hereby agree that the Contract, is hereby modified to reference the Change Order(s), and the Property is hereby pledged to secure the payment of the Contract Price as adjusted by the Change Order(s). It is further agreed that all liens and security interests arising under the Contract and affecting the Property are hereby renewed, modified and carried forward as security for the Payment of the Note and the Change Order(s) until they are fully paid.

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Executed on: March 7th, 2021

OWNER'S ADDRESS

Toby Bearden
Ashley Bearden
3432 Copper Willow
Bulverde, TX 78163

"OWNER"

Toby Bearden
Toby Bearden
Ashley Bearden
Ashley Bearden

IMPORTANT NOTICE: YOU AND YOUR CONTRACTOR ARE RESPONSIBLE FOR MEETING THE TERMS AND CONDITIONS OF THIS BML. IF YOU SIGN THIS BML AND YOU FAIL TO MEET THE LEGAL TERMS AND CONDITIONS OF THIS BML, YOU MAY LOSE YOUR LEGAL OWNERSHIP RIGHTS IN YOUR HOME. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.

All other terms and conditions set forth in the Contract will remain in full force and effect and are hereby reaffirmed by the parties.

"CONTRACTOR"
TILSON HOME CORPORATION

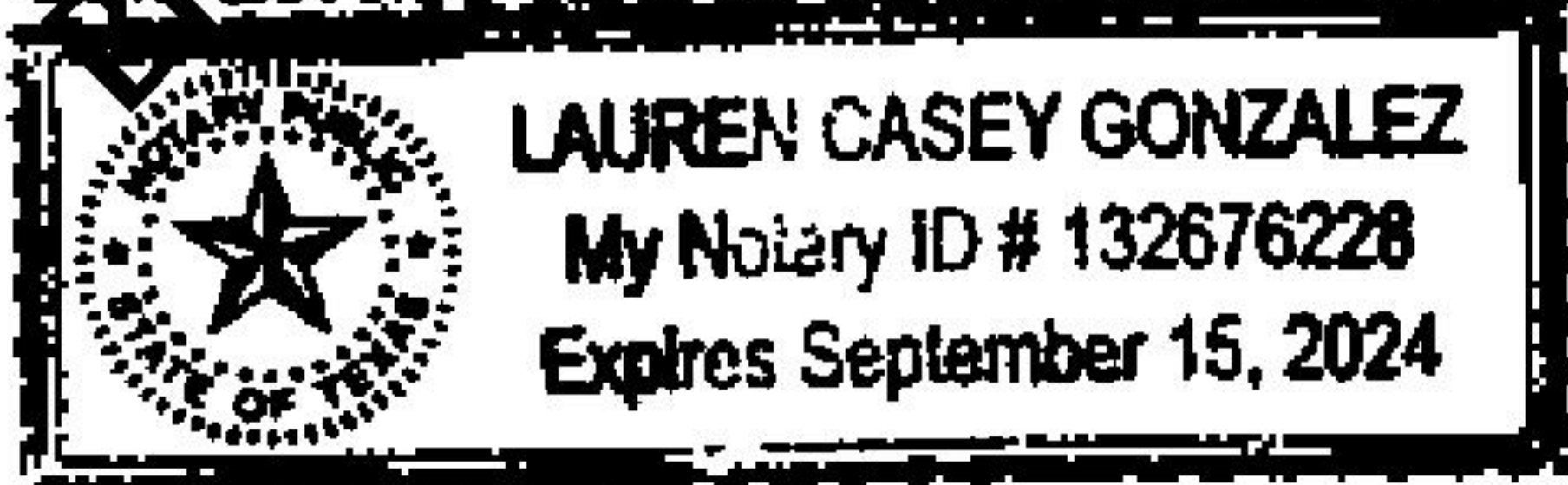
RETURN TO:
TILSON HOME CORPORATION
411 Durham Dr
Houston, Texas 77007
Attn: Brenda Waits

Brett Martin
BRETT MARTIN, VICE PRESIDENT

THE STATE OF TEXAS §§ §§
COUNTY OF Kendall §§

BEFORE ME, the undersigned authority, on this day personally appeared Toby Bearden known to me 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 7th day of March 2021.

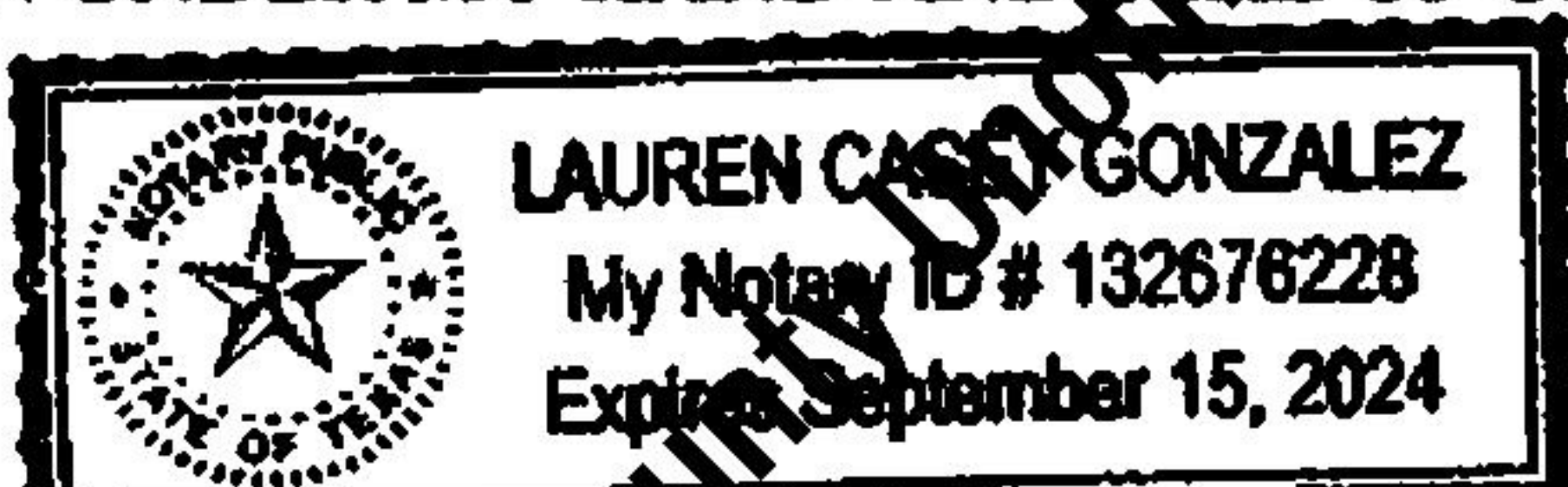


Lauren Casey Gonzalez
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §§ §§
COUNTY OF Kendall §§

BEFORE ME, the undersigned authority, on this day personally appeared Ashley Bearden known to me 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 7th day of March 2021.

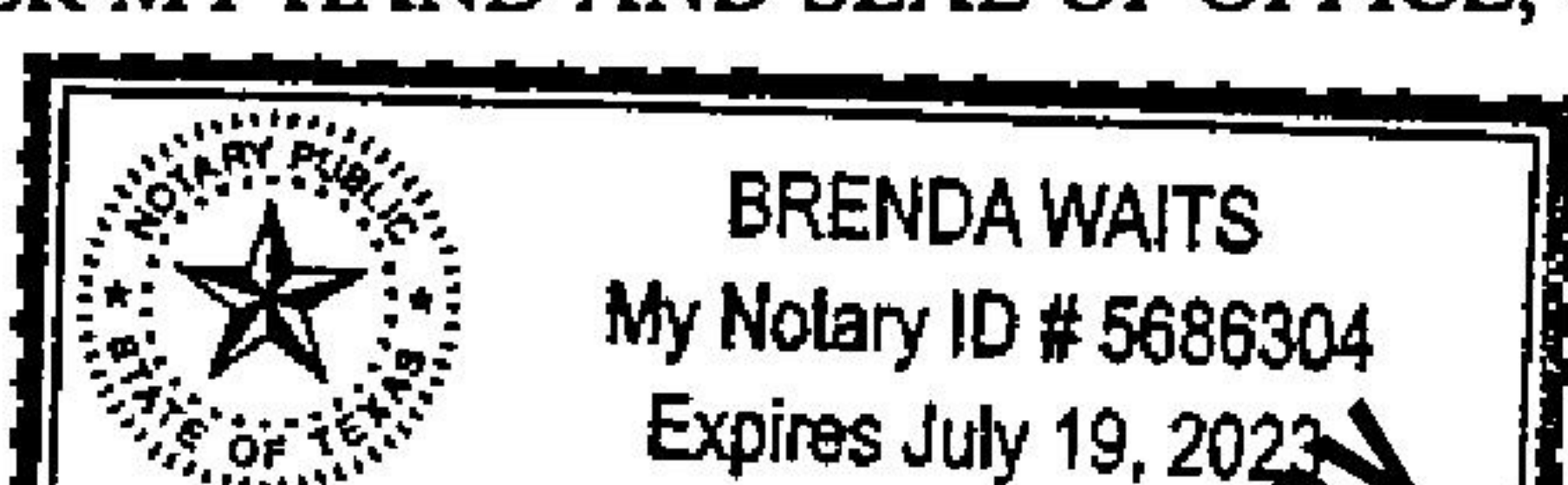


Lauren Casey Gonzalez
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §§ §§
COUNTY OF Harris §§

BEFORE ME, the undersigned authority, on this day personally appeared Brett Martin, Vice President of Tilson Home Corporation, known to me 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 23 day of March 2021.



Brenda Waits
NOTARY PUBLIC, STATE OF TEXAS

Blanco County
Laura Walla
Blanco County Clerk

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Instrument Number: 211588

eRecording - Real Property

LIEN

Recorded On: March 23, 2021 02:59 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00

***** 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: 211588
Receipt Number: 20210323000026
Recorded Date/Time: March 23, 2021 02:59 PM
User: Melody E
Station: cclerk03

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF

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 Blanco County, Texas.

Laura Walla
Blanco County Clerk
Blanco County, TX

Laura Walla