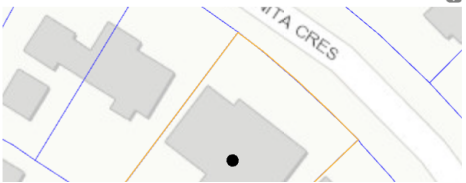


Austin Home

Ownership:

- Paxton's trust (The Esther Blind Trust) owns a single-family home in Austin, Texas.

General Info Status: Certified

ACCOUNT	OWNER
Property ID: [REDACTED] Agent: INTEGRATAX INC Geographic ID: 0117020802 (Authorized) Tax Office ID: 01170208020000 Type: R Legal: LOT 36 TARRYTOWN OAKS Description: Property Use: Appraisal Notice:	Name: ESTHER BLIND TRUST Secondary Name: Mailing Address: [REDACTED] MCKINNEY TX 75071-5562 Owner ID: 1962214 % Ownership: 100.00 % Exemptions: State Code: A1
LOCATION	
Address: [REDACTED] AUSTIN TX 78703 Market Area: Market Area X7000 CD: Map ID: 011808	

- The Esther Blind Trust belongs to Ken Paxton. ([Wall Street Journal](#))
- The home is worth \$1,090,500.

CURRENT VALUES	
Land Homesite	675,000
Land Non-Homesite	0
Special Use Land Market	0
Total Land	675,000
Improvement Homesite	415,500
Improvement Non-Homesite	0
Total Improvement	415,500
Market	1,090,500
Special Use Exclusion (-)	0
Appraised	1,090,500
Value Limitation Adjustment (-)	0
Net Appraised	1,090,500

- The Paxtons bought the house in 2018 and transferred it to the trust in 2022.

Deed History

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2022-12-29	WD	WARRANTY DEED	PAXTON WARREN & ANGELA	ESTHER BLIND TRUST				2023001715
2018-06-08	WD	WARRANTY DEED	STABLEY MARC B	PAXTON WARREN & ANGELA				2018090341

For Rent:

- The house was listed for rent on Zillow in March 2025.

Price history

Date	Event	Price
6/23/2025	Listing removed	\$6,500 \$3/sqft
Source: Unlock MLS #8760806 Report		
5/8/2025	Price change	\$6,500 -1.5% \$3/sqft
Source: Unlock MLS #8760806 Report		
4/21/2025	Price change	\$6,600 -1.5% \$3/sqft
Source: Unlock MLS #8760806 Report		
4/8/2025	Listed for rent	\$6,700 \$3/sqft
Source: Zillow Rentals Report		
12/4/2024	Listing removed	\$6,700 \$3/sqft
Source: Zillow Rentals Report		

Mortgage:

- The Paxtons took out a mortgage on the house in 2019.

DEED OF TRUST

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.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JANUARY 22, 2019, together with all Riders to this document.

(B) "Borrower" is WARREN KENNETH PAXTON AND ANGELA SUZANNE PAXTON, HUSBAND AND WIFE AS COMMUNITY PROPERTY

Borrower is the grantor under this Security Instrument.

(C) "Lender" is TEXAN BANK N.A., A TEXAS CORPORATION

Lender is a TEXAS CORPORATION organized
and existing under the laws of THE STATE OF TEXAS
Lender's address is 12941 GULF FREEWAY, STE. 200, HOUSTON, TEXAS 77034

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is [REDACTED] VALBY

Trustee's address is [REDACTED], HOUSTON, TEXAS 77027

(E) "Note" means the promissory note signed by Borrower and dated JANUARY 22, 2019
The Note states that Borrower owes Lender FOUR HUNDRED EIGHTY THOUSAND AND 00/100
Dollars (U.S. \$ 480,000.00)

- On that mortgage they selected the "second home rider."

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

- On the same day in 2019, the Paxtons took out a second mortgage.

DEED OF TRUST

MIN: 1005723-000074701-4
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated November 26, 2019, together with all Riders to this document.
(B) "Borrower" is WARREN KENNETH PAXTON JR AND ANGELA S PAXTON, HUSBAND AND WIFE.

Borrower is the grantor under this Security Instrument.
(C) "Lender" is Stifel Bank & Trust.

(F) "Note" means the promissory note signed by Borrower and dated November 26, 2019. The Note states that Borrower owes Lender FOUR HUNDRED SEVENTY SIX THOUSAND THREE HUNDRED AND NO/100* ***** Dollars (U.S. \$476,300.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2034.

- On that mortgage they did not select the "second home rider."

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- Biweekly Payment Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- V.A. Rider
- Second Home Rider
- 1-4 Family Rider

- That second mortgage required him to make the house his primary residence.

under the Note of this Security Instrument, whether or not then due.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

- If he didn't the contract would go into default.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

Taxes:

- In 2017 and 2018, the Paxtons claimed the Austin house was their primary residence to decrease their taxes.

10/18/2018

TRAVIS COUNTY TAX BILL

Taxes for the current year (2018) are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees. Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:


February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
April	11%	July	18%	October	21%	January	24%

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.



Electronic Payment Options

- Pay taxes and print bills at www.traviscountytax.org.
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit www.traviscountytax.org for details.



2018 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: **729,897**

EXEMPTIONS: **HOMESTEAD EXEMPTION**



1 TAXES DUE TAXING UNIT	2 EXEMPTION AMOUNTS	3 NET TAXABLE VALUE	4 TAX RATE PER \$100	5 TAX AMOUNT	6 BILLING NO
AUSTIN ISD	25,000	704,897	1.192000	8,402.37	013786
CITY OF AUSTIN (TRAV)	72,990	656,907	.440300	2,892.36	
TRAVIS COUNTY	145,979	583,918	.354200	2,068.24	
TRAVIS CENTRAL HEALTH ACC (TRAVIS)	145,979	583,918	.105221	614.40	
	7,299	722,598	.104800	757.28	
					7 PROPERTY REAL PERS
					X
8 PROPERTY DESCRIPTION					
[REDACTED]					

10/24/2017

TRAVIS COUNTY TAX BILL

Taxes for the current year (2017) are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees. Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
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Electronic Payment Options

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- Payments made via credit card or electronic check are subject to an additional fee.
- Visit www.traviscountytax.org for details.



2017 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: **663,543**

EXEMPTIONS: **HOMESTEAD EXEMPTION**



1 TAXES DUE TAXING UNIT	2 EXEMPTION AMOUNTS	3 NET TAXABLE VALUE	4 TAX RATE PER \$100	5 TAX AMOUNT	6 BILLING NO
AUSTIN ISD	25,000	638,543	1.192000	7,611.43	013786
CITY OF AUSTIN (TRAV)	53,083	610,460	.444800	2,715.33	
TRAVIS COUNTY	132,709	530,834	.369000	1,958.78	
TRAVIS CENTRAL HEALTH ACC (TRAVIS)	132,709	530,834	.107385	570.04	
	6,635	656,908	.100800	662.16	
					7 PROPERTY REAL PERS
					X
8 PROPERTY DESCRIPTION					
[REDACTED]					

Remark: LIEN-206 LOAN-94107198
BANK OF AMERICA