

**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.**

**TAX LIEN CONTRACT**

<b>Property Owner(s):</b>	KX Wealth Fund I, LLC	<b>Tax Lien Holder:</b>	Propel Tax, its successors and/or assigns
<b>Property Owner's Mailing Address:</b>	1211 South White Chapel Boulevard Southlake, TX 76092	<b>Tax Lien Holder's Mailing Address:</b>	P.O. Box 100350, San Antonio, TX 78201
<b>Property:</b>	<p>LOT 11, HUGHES &amp; SAYLES SUBDIVISION OF LOTS 1-4 SAYLES &amp; HUGHES SUBDIVISION OF BLOCK D AND E, NORTHINGTON ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 1, PAGE 37 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS.</p> <p>SEE EXHIBIT "A" ATTACHED HERETO</p> <p>THE SOUTH 26.45 FEET OF LOT 5 AND THE NORTH 26.05 FEET OF LOT 6, BLOCK K, CONTINUATION OF ARTHEL HENSON ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 2, PAGE 219 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS.</p>		
<b>Tax Account Number(s):</b>	57563 68931 22451	<b>Property Address:</b>	1373 Sycamore St, Abilene, TX 79602 1142 Grape St, Abilene, TX 79601 1442 Kirkwood St, Abilene, TX 79603

Under the provisions of § 32.06, Texas Tax Code, Property Owner authorized Tax Lien Holder to pay ad valorem taxes, penalties, interest, costs and fees due on the Property to the taxing units. Property Owner has executed a Property Tax Payment Agreement ("Payment Agreement") of even date with this Tax Lien Contract ("Contract") and agreed to pay Tax Lien Holder such total tax lien payment amounts and closing costs as permitted by law totaling \$7,090.27 ("Funds Advanced") under the terms of the Payment Agreement and this Contract. Property Owner also executed an affidavit permitting the taxing units to transfer the tax liens on the Property to Tax Lien Holder to secure payment of the Funds Advanced.

For value received, Property Owner and Tax Lien Holder act and agree as follows:

- Property Owner agrees to obey all laws, ordinances, and restrictive covenants applicable to the property. Property Owner agrees to keep the property in good repair and condition and to preserve the lien's priority as it is established in this Contract.
- This Contract, in accordance with § 351.002 (2) (c), Texas Finance Code and § 32.06 and § 32.065, Texas Tax Code, further secures the special tax lien against the Property transferred to Tax Lien Holder for the Funds Advanced and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with the transferred lien, this Contract, or the Payment Agreement, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, or other charges.
- Tax Lien Holder is subrogated to the rights, liens, remedies, and equities of the transferring taxing units, and the same are renewed and extended by this Contract until all obligations under the Payment Agreement are satisfied and paid in full. An "Event of Default" herein is any failure by Property Owner to perform under this Contract or the Payment Agreement. All terms and covenants of the Payment Agreement, including the Events of Default, right to foreclose, restrictive covenants, and responsibilities of the parties; are referenced and incorporated herein for all purposes and pursuant to the Texas Property Tax Code § 32.06 and § 32.065.
- In the event I declare any type of deferral of my property taxes on the above described property, I agree that the statute of limitations on collection of the Contract and Tax Lien is tolled during the entire duration of said deferral.
- If the Property does not constitute any part of Property Owner's homestead property, Property Owner collaterally assigns to Tax Lien Holder all present and future rent from the Property and its proceeds.
- Upon an Event of Default, Tax Lien Holder may institute proceedings to foreclose its lien under any method provided in § 32.06(c), Texas Tax Code, within one year from the date the tax lien transfer is recorded or thereafter. Tax Lien Holder may pursue any remedy allowed under the law to enforce this Contract or the Payment Agreement, including but not limited to, foreclosure in any manner provided by law.
- This Contract and any sworn document and affidavit attesting to the transfer of tax lien shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

PROPERTY OWNER(S):

KX Wealth Fund I, LLC

By: KeyCity Fund Management, LLC  
Its: Manager

By: SBL Personal Investments, LLC  
Its: Manager

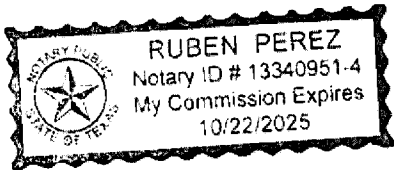
By: [Signature]  
Shiloh Boone Lasater, CFO

Date: 4.14.25

STATE OF TX §

COUNTY OF Tarrant §

This instrument was acknowledged before me on the 14 day of April, 2025, by Shiloh Boone Lasater, CFO of SBL Personal Investments, LLC, Manager of KeyCity Fund Management, LLC, Manager to KX Wealth Fund I, LLC.



Notary Public, State of Texas  
Printed Name: Ruben Perez

TAX LIEN HOLDER:  
Propel Tax

[Signature]

~~Antwan Holton, Isis Sanchez, Christina Carney, Barbara Cruz or Andrea Caraveo~~

April DelaCruz

STATE OF TEXAS §

COUNTY OF Bexar §

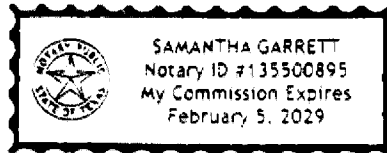
This instrument was acknowledged before me on the 18th day of April, 2025 by ~~Antwan Holton, Isis Sanchez, Christina Carney, Barbara Cruz or Andrea Caraveo~~, Authorized Representative of Propel Tax.

April DelaCruz

[Signature]  
Notary Public, State of Texas  
Printed Name: Samantha Garrett

AFTER RECORDING RETURN TO:

Propel Tax  
P.O. Box 100350,  
San Antonio, TX 78201



KX WEALTH FUND I, LLC  
PARCEL I.D. #68931 / GEO#16500000100

## EXHIBIT A

**Being a part of the W.G. Cannon Pre-emption Survey, Taylor County, Texas, and of Lot 4, Block 204, City of Abilene, Taylor County, Texas, described as follows:**

**Beginning, at a found 3/8" rebar on the West boundary line of Grape Street 166 2/3 rd feet South from the intersection of said West line of Grape Street with the South line of North 12th Street for the SE corner of this tract;**

**Thence West 140.00 feet to a point whence a chain link corner post bears N 4° 45' 06" E 2.28 feet; Thence N 0° 03' 24" W 99.84 feet to a found 3/8" rebar;**

**Thence N 89° 56' 01" E 140.10 feet to a set 3/8" rebar on the West line of Grape Street;**

**Thence South 100 feet to the place of beginning and containing 0.321 acres of land more or less, and being the same land described in Volume 1450, Page 342, Deed Records of Taylor County, Texas.**

**THE STATE OF TEXAS  
COUNTY OF TAYLOR**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County, Texas.

2025-06742 CTR  
Number of Pages: 4  
04/21/2025 08:54:24 AM Total Fees: \$33.00

Brandi DeRemer, County Clerk  
Taylor County, Texas

*Brandi DeRemer*



Unofficial Copy