

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.

General Warranty Deed

Date: February 23, 2023

Grantor: SHRAVIN K. GUILLORY AND KIMONA A GUILLORY AKA KIMONA ARTHUR-GUILLORY, HUSBAND AND WIFE

Grantor's Mailing Address:

3904 Lake Sherwood Ave E
Baton Rouge, LA 70816

Grantee: Guillory Property Development Group LLC

Grantee's Mailing Address:

3904 Lake Sherwood Avenue E
Baton Rouge, LA 70816

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

LOT 18, BLOCK B, EMORY FARMS, SECTION 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET CC, SLIDE 134, MAP AND/OR PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay.

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.

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

Shravin K. Guillory
SHRAVIN K. GUILLORY
Kimona Arthur-Guillory
KIMONA A. GUILLORY AKA KIMONA
ARTHUR-GUILLORY

STATE OF Louisiana)
COUNTY OF East Baton Rouge
Parish

This instrument was acknowledged before me on February 23, 2023 by SHRAVIN K. GUILLORY AND KIMONA A. GUILLORY AKA KIMONA ARTHUR-GUILLORY.



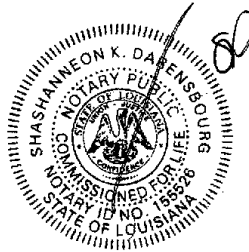
Shallen
Notary Public, State of Louisiana
My commission expires: at my death

PREPARED IN THE OFFICE OF:

Law Office of Kenneth L. McAlister
4615 Bryce Ave.
Fort Worth, TX. 76107
Tel: (817) 335-5455

AFTER RECORDING RETURN TO:

Guillory Property Development Group LLC
3904 Lake Sherwood Avenue E
Baton Rouge, LA 70816



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023015885

Pages: 3 Fee: \$30.00

03/01/2023 04:32 PM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas