

Georgetown Title Company, Inc.
210077316-N

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

Date: July 12, 2021

Grantor: ASHBY CAPITAL INVESTMENTS, LLC

Grantor's Mailing Address: 4809 Williamson Dr
(including county) Georgetown, Williamson County, TX 78633

Grantee: Devon Wilson and spouse, Suzanne Wilson

Grantee's Mailing Address: 5401 North Mays Street Apartment 2116
(including county) Georgetown, Williamson County, TX 78626

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

Lot 9, Block "A", of THE PENINSULA, a subdivision in Williamson County, Texas, according to the map or plat recorded under Document No. 2020166686, Official Public Records, Williamson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

FOR: ASHBY CAPITAL INVESTMENTS, LLC

BY:  _____

Printed Name & Title: Norman E. Ashby, managing member

THE STATE OF TEXAS }
COUNTY OF Williamson

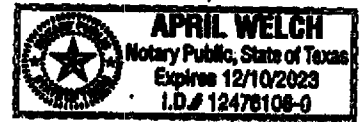
(Corporate Acknowledgment)

This instrument was acknowledged before me on the 16th day of July, 2021

by Norman E. Ashby

of ASHBY CAPITAL INVESTMENTS, LLC

a TX limited liability co., on behalf of said company



[Signature]
Notary Public, State of Texas

April Welch
Notary's Name (printed)

12-10-23
Notary's commission expires

AFTER RECORDING RETURN TO:

Devon Wilson
5401 North Mays Street Apartment 2116
Georgetown, TX 78626

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II
242 W. Sunset, Suite 201
San Antonio, Texas 78209

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021107005

Pages: 3 Fee: \$25.00
07/16/2021 02:59 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas