



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.

SPECIAL WARRANTY DEED

DATE: 7/23, 2024

GRANTOR: JESSE CRUZ

GRANTEE: RENA DELL SALYER

GRANTEE'S MAILING ADDRESS:

104 Spring Valley Street
Hutto, TX 78634

PROPERTY (legal description):

LOT 2, BLOCK A, SELMAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET U, SLIDE 234, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

CONSIDERATION:

This conveyance is made for the following consideration, receipt and sufficiency of which is acknowledged, and which includes ten dollars and the marital property division between JESSE CRUZ and RENA DELL SALYER entered in "*In the Matter of the Marriage of RENA DELL SALYER and JESSE CRUZ*", Cause Number 17-3755-F425, in the 425th District Court at Law Number 3, Williamson County, Texas.

INDEMNIFICATION:

Grantor is held harmless from balances due and obligations required by the vendor's lien and deed of trust securing fulfillment of the sums owed on the note.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The following matters are excepted from the conveyance and warranty of this Special Warranty Deed: Liens described or referenced above relating to the Consideration; valid and enforceable easements and prescriptive rights of record or which are open and obvious; valid and enforceable matters of record, including restrictions, reservations of interest, covenants, conditions, leases (including but not limited to oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the property; standby fees, taxes and assessments of any taxing authority

for the current year and subsequent years; taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay.

CONVEYANCE:


For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all and singular, any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

Grantor assigns to Grantee all funds, if any, on deposit in escrow, for payment of property taxes and insurance premiums due or coming due against the property.

Grantor assigns to Grantee all utility deposits and insurance policies on the property.

WARRANTY:

Except for the Reservations and Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof, but this warranty is made ONLY WHEN SUCH CLAIMS ARE BY, THROUGH OR UNDER Grantor.

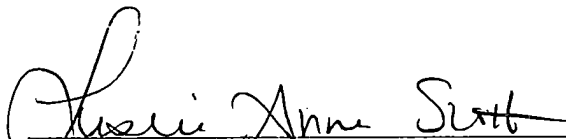


JESSE CRUZ, Grantor

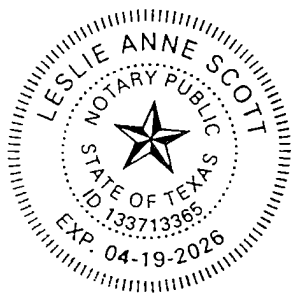
ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on July 23, 2024, by JESSE CRUZ, Grantor.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
RENA DELL SALYER, Grantee
104 Spring Valley Street
Hutto, Texas 78634

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024059863

DEED Fee: \$33.00
07/29/2024 09:51 AM OSALINAS

Jackson Law Firm
1464 E Whitestone Blvd
Ste 2201
Cedar Park, TX 78613

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Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas