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Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 09, 2024 05:38 PM Fee: \$37.00

2024099696

Electronically Recorded

This page is
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AFTER RECORDING, MAIL TO:
Daniel J Gleeson and Lisa Rebekah Gleeson, as co-Trustees
106 Tonkawa Trail West
Austin, TX 78738

MAIL TAX STATEMENTS TO:
Daniel J Gleeson and Lisa Rebekah Gleeson, as co-Trustees
106 Tonkawa Trail West
Austin, TX 78738

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS: County of Travis; KNOW ALL MEN by these presents that DANIEL J GLEESON and LISA REBEKAH GLEESON, husband and wife, the GRANTORS,

Whose mailing address is 106 Tonkawa Trail West, Austin, TX 78738;

for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantors in hand paid by DANIEL J GLEESON and LISA REBEKAH GLEESON, as co-Trustees of THE GLEESON LIVING TRUST, U/A dated September 6, 2024, the GRANTEE.

Whose mailing address is 106 Tonkawa Trail West, Austin, TX 78738;

have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Grantee, all of that certain premises to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 754694

MORE commonly known as: 106 Tonkawa Trail West, Austin, TX 78738.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee and its assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Grantee and its assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. HOWEVER, subject to any and all validly existing Encumbrances, Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS our hand this 6 day of September, 2024.


DANIEL J GLEESON

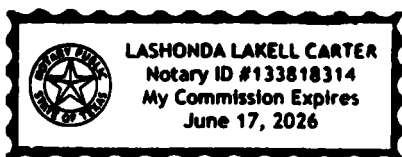

LISA REBEKAH GLEESON

STATE OF TEXAS

COUNTY OF TRAVIS

Before me (the undersigned, a Notary Public in and for said State), personally appeared DANIEL J GLEESON and LISA REBEKAH GLEESON, known to me (or proved to me on the oath of _____ or through drivers license) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this September 6, 2024.



Lashonda Carter
NOTARY PUBLIC

EXHIBIT A

**LOT 12, AMENDED PLAT OF REPLAT OF LOTS 2, 3, 4, 5, 6, AND 7, PALOMBA
ADDITION NO. 2, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200700391, OFFICIAL
PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.**

and more commonly known as 106 Tonkawa Trail West, Austin, TX 78738.

TAX PARCEL NUMBER: 754694