ELECTRONICALLY RECORDED 2021097126
Williamson County, Texas Total Pages: 3

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

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

GF No. 052124888 6-25

FOR THE CONSIDERATION OF TEN **DOLLARS ($10.00) CASH** AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is expressly acknowledged, **Maria Arias Juan, a married person** (hereinafter referred to as "Grantor"), has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL and CONVEY unto **Maria Arias Juan and spouse, Juan Diaz Jimenez,** whose address is 114 Brown, Hutto, TX 78634, (hereinafter referred to as "Grantee"), the following described property, including all improvements thereon, located in Williamson County, Texas (said premises hereinafter referred to as the "Property"), to wit:

Lot 9, in Block "F" of FINAL PLAT OF HUTTOPARKE, SECTION ONE (1), a Subdivision in Williamson County, Texas, according to the map or plat thereof recorded in/under Cabinet W, Slide 349 of the Plat Records of Williamson County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anyway belonging, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto the 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.

WITNESS THE EXECUTION HEREOF AS OF 21 June, 2021.

Maria Arias Juan

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Williamson §

Acknowledged before me on the 21 day of June, 2021, by Maria Arias Juan.

MADELYN SUAREZ
Notary Public
STATE OF TEXAS
Notary I.D. 12678063-3
My Comm. Exp. Jan. 22, 2025

Notary Public
My commission expires: Jan 22 2025

PREPARED BY:
Robertson Anschutz Vetters, LLC
7145 N. George Bush Highway
Garland, TX 75044

AFTER RECORDING RETURN TO:
Priority Settlement Group of Texas, LLC
7600 Burnet Road, Suite 160
Austin, TX 78757

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021097126

Pages: 3 Fee: $25.00
06/30/2021 09:22 AM

Nancy E. Rister, County Clerk
Williamson County, Texas