

reference (the "Land"), lying and being situated in TRAVIS County, Texas, together with all buildings, structures, improvements and fixtures (collectively, the "Improvements") located on the Land, and all rights, privileges, and appurtenances thereto (the Land, Improvements, and the foregoing described rights, privileges and appurtenances are hereinafter collectively called the "Property"). Said property being described as follows, to-wit:

Lot 6, Block E, OAK FOREST SECTION 2, according to the map or plat thereof, recorded in Volume 60, Page 68, Plat Records, Travis County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors, and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, their heirs, legal representatives, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

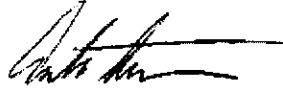
The warranty contained in this deed is made by the Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of TRAVIS County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural and vice versa unless context requires otherwise.

DISCLAIMER: Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Walt & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and that the preparer does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

DULY EXECUTED on the date set forth in the notary acknowledgment below, to be effective as of the 31st day of October, 2023.



By: **Christopher J. Stephens**
Grantor



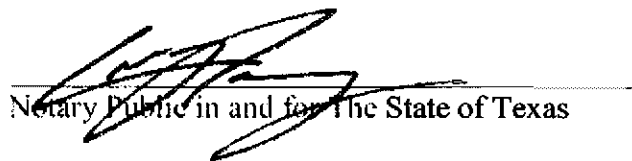
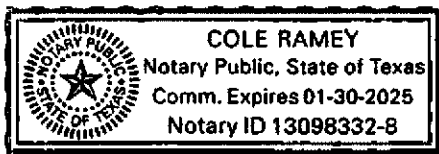
By: **Janessa Stephens**
Grantor

Address of Grantee:

Courtney Esparza
11602 Three Oaks Trail
Austin, TX 78759

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 31st day of October, 2023, by **Christopher J. Stephens and Janessa Stephens**, Grantors.
[SEAL]


Notary Public in and for The State of Texas