

Doc Type: DEED

**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.**

12-19-12195

**General Warranty Deed**

**Date:** January 3, 2020

**Grantor:** LANGLEY HOMES, INC., a Texas corporation

**Grantor's Mailing Address:** 717 North Water Street, Burnet, TX 78611

**Grantee:** LIGHTNING BAR PROPERTIES, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 18002 Westward Dale Drive, Cypress, TX 77429

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

BEING Lot Five (5), COTTAGES AT WESTFALL SUBDIVISION, a subdivision in the City of Burnet, Burnet County, Texas, as shown by plat recorded in Document NO. 201801595, Official Public Records of Burnet 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; all rights, obligations, and other matters arising from and existing by reason of the Burnet County Central Appraisal District; and taxes for 2020, 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.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

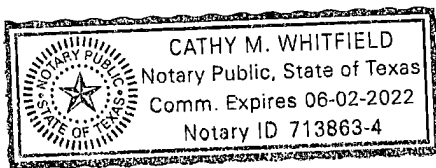
LANGLEY HOMES, INC., a Texas corporation,

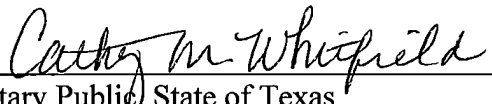
  
WADE LANGLEY, Vice President

STATE OF TEXAS )

COUNTY OF BURNET )

This instrument was acknowledged before me on January 3, 2020, by WADE LANGLEY, as the Vice President of LANGLEY HOMES, INC., a Texas corporation, on behalf of said corporation.




  
Cathy M. Whitfield  
Notary Public, State of Texas  
My commission expires: June 2, 2022

AFTER RECORDING RETURN TO:  
Henson & Rockafellow, PLLC  
117 E. Jackson St.  
Burnet, Texas 78611  
Tel: (512) 756-4100  
Fax: (512) 756-2900



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

  
Janet Parker, County Clerk  
Burnet County, Texas

Date: 1-3-2020 Time: 3:42 PM

FEE: \$ 30.00

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