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KRISTA BARTSCH, County Clerk
Bastrop Texas
January 13, 2025 10:29:21 AM 202500644
FEE: $33.00

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.

WARRANTY DEED

STATE OF COLORADO §

COUNTY OF ADAMS §

HARSHA VARDHANA RAO PILLI and JAMSHI LATHA EBENEZER, married, hereinafter referred to as "Grantor," whether one or more, of the County of Adams, State of Colorado, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to Harsha Vardhana Rao Pilli and Jamshi Latha Ebenezer, co-Trustees of THE HARSHA VARDHANA RAO PILLI AND JAMSHI LATHA EBENEZER LIVING TRUST, such trust having been established under that certain revocable trust agreement dated December 17, 2024, hereinafter referred to as "Grantee," whose address is 1058 Diamond Court, Boulder, Colorado, 80303, the following described real estate situated in Bastrop County, Texas, to wit:

Legal Description: Lot 173, Block G of "The Final Plat of the Colony Mud 1A Section 3, Phase B", A subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No.7, Page 90A, Plat Records, Bastrop County, Texas.

Address: 118 Freeman Day Drive Bastrop, Texas 78602

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, exceptions, reservations, easements, rights-of-way, conflicts, encroachments, area and boundary discrepancies, taxes, liens, assessments, charges, claims, and encumbrances, if any, applicable to and enforceable against the above described property as shown by the records of the county clerk of said county and all zoning laws, regulations, and ordinances of municipal and/or other governmental agencies and authorities relating to the above described property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the above-named Grantee and Grantee's heirs, successors, and assigns forever. Grantor does bind Grantor and Grantor's heirs, successors, and assigns to WARRANT AND DEFEND, all and singular, the said Property unto the said Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Dated this 10th day of January, 2025.

HARSHA VARDHANA RAO PILLI, GRANTOR

JAMSHI LATHA EBENEZER, GRANTOR

STATE OF COLORADO §

COUNTY OF ADAMS §

Before me, the undersigned authority, on this day personally appeared HARSHA VARDHANA RAO PILLI and JAMSHI LATHA EBENEZER, proved to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10th day of January, 2025.

THEODORE ROBERT WALKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224023845
MY COMMISSION EXPIRES 06/17/2026

Notary Public
My Commission Expires: 06/17/26

Address of Grantee:

Harsha Vardhana Rao Pilli and Jamshi Latha Ebenezer
Co-Trustees of THE HARSHA VARDHANA RAO PILLI AND
JAMSHI LATHA EBENEZER LIVING TRUST
1058 Diamond Court
Boulder, CO 80303

After recording, return to Grantee