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**WARRANTY DEED**

STATE OF TEXAS       §  
  §  
COUNTY OF BASTROP   §

**DATE:**                   November 2, 2024

**GRANTOR:**           Barbara Bridges, Trustee of the Ronald H. Bridges Revocable Trust  
                                  u/a/d May 28, 2021

**GRANTOR'S MAILING ADDRESS:**

114 Pinedale Drive  
Bastrop, Texas 78602

**GRANTEE:**

Barbara Phillips Bridges, Trustee of the Bridges Management Trust u/a/d  
November 2, 2024

**GRANTEE'S MAILING ADDRESS:**

114 Pinedale Drive  
Bastrop, Texas 78602

**CONSIDERATION:**

The sum of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration to GRANTOR paid by GRANTEE.

**PROPERTY (including any improvements):**

Tract One

Lot 204, PINE HILLS ESTATES, SECTION 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 46-B, Plat Records of Bastrop County, Texas.

Tract Two

Lot 301, PINE HILLS ESTATES, SECTION 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 46-B, Plat Records of Bastrop County, Texas.

Tract Three

Lot 302, PINE HILLS ESTATES, SECTION 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 46-B, Plat Records of Bastrop County, Texas.

Tract Four

Lot 303, PINE HILLS ESTATES, SECTION 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 46-B, Plat Records of Bastrop County, Texas.

Tract Five

Lot 304, PINE HILLS ESTATES, SECTION 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 46-B, Plat Records of Bastrop County, Texas.

**RESERVATIONS FROM CONVEYANCE:** None.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:** All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the fee estate, that affect the Property; any exceptions to or reservations from title set forth in any deed conveying the Property to GRANTOR; and taxes for 2024, which GRANTEE assumes and agrees to pay.

**Further, pursuant to the terms of the trust agreement creating the Bridges Management Trust u/a/d November 2, 2024, Barbara Phillips Bridges has the sole and exclusive right to use and occupy Tract Three as her homestead, rent-free and without charge, for life, and this conveyance is expressly subject to same.**

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY to GRANTEE the Property, including the improvements located thereon and all right, title and interest of GRANTOR in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities, TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to GRANTEE, GRANTEE'S legal representatives, successors or assigns forever. GRANTOR binds herself and her legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to GRANTEE and GRANTEE'S legal representatives, 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 Exceptions to Conveyance and Warranty set forth above.

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

GRANTOR:

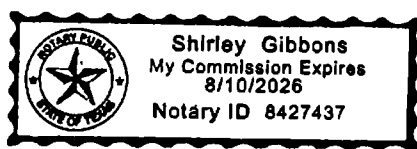
Ronald H. Bridges Revocable Trust u/a/d May  
28, 2021

By: Barbara Bridges  
Barbara Bridges, Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF BASTROP §

This instrument was acknowledged before me on November 2, 2024, by Barbara Bridges, Trustee of the Ronald H. Bridges Revocable Trust u/a/d May 28, 2021.

Shirley Gibbons  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**

Barbara Phillips Bridges,  
Trustee of the Bridges Management Trust u/a/d November 2, 2024  
114 Pinedale Drive  
Bastrop, Texas 78602