

Nancy E. Rister

Nancy E. Rister, County Clerk

2011 May 13 01:17 PM

Fee: \$ 28.00 Pages: 4

Williamson County Texas

WARRANTY 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.

Date: December 01, 2010

Grantor: DAVID L. LAIN, a single person

Grantor's Mailing Address (including county):

Grantee: PAUL BONSER a/k/a PAUL ISAAC BONSER and ANGELA BONSER-LAIN a/k/a ANGELA JEANNE BONSER-LAIN, husband and wife

Grantee's Mailing Address (including county):

1302 Lawnmont Drive
Round Rock, Williamson County, Texas 78664

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

All of my undivided interest in and to the following described property, to-wit:

Lot One (1), in Block J, of GREENSLOPES AT LAKE CREEK, SECTION FOUR-A (4-A), an addition in Williams County, Texas, according to the map or plat of record in Cabinet D, Slide 248 of the Plat Records of Williamson County, Texas.

Reservations from and exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded instruments, other than liens and conveyances, that affect the property. Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever, Grantor binds Grantor and

DISCLAIMER

RE: GF 2382514 MB

Conveyance from DAVID L. LAIN, a single person, to PAUL BONSER and ANGELA BONSER-LAIN, husband and wife, covering Lot One (1), in Block J, of GREENSLOPES AT LAKE CREEK, SECTION FOUR-A (4-A), an addition in Williams County, Texas.

The law firm of Holladay, Mullins & Bray ("HM&B") was the requested provider of the legal documents used (i.e. Warranty Deed) on the above captioned property.

We hereby acknowledge notice that HM&B, acted as the Attorney in this matter for the preparation of the above described legal documents and the legal documents were prepared as per our instructions to you covering the above described property and no legal advice had been requested by us, nor given by said Attorneys, nor has any charge been made for any legal advice.

We hereby acknowledge notice that the law firm of HM&B has not performed a title examination on the subject property and that HM&B makes no representations or warranties of any kind concerning status of title, and particularly and expressly make no representation or warranty as to the existence or non-existence of any title defect, defects or encumbrances relating to the subject property.

By our signature we agree to hold HM&B harmless, waiving and relinquishing all right to seek enforcement of any claim or cause of action we might have in the event that we suffer any loss or damage resulting from a title defect in subject property.

By execution hereof, we acknowledge and agree to the terms and conditions contained in this disclaimer.

AGREED TO AND ACCEPTED BY:

AGREED TO AND ACCEPTED BY:

DAVID L. LAIN

Paul Israel Bonser 12/1/2010

PAUL BONSER

Angela Bonser-Lain

ANGELA BONSER-LAIN

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AGREED TO AND ACCEPTED BY:



DAVID L. LAIN

AGREED TO AND ACCEPTED BY:

PAUL BONSER

ANGELA BONSER-LAIN

Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

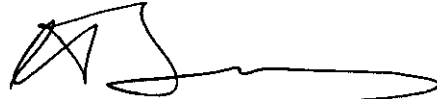
When the context requires, singular nouns and pronouns include the plural.



DAVID L. LAIN

THE STATE OF ~~TEXAS~~ ^{CALIFORNIA} (CS) {}
COUNTY OF ~~WILLIAMSON~~ ^{LOS ANGELES} (CS) {}

This instrument was acknowledged before me on the 01 day of December, 2010, by DAVID L. LAIN.



Notary Public, State of ~~Texas~~ ^{CALIFORNIA}
Notary's printed name: (CS) Claudio Serra

Notary's commission expires: 021514

