

General Warranty Deed with Enhanced Life Estate

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.

August 31, 2022

Name of Grantor: Marie A. Freeland
Grantor's Mailing Address: 1306 Lawnmont Dr., Round Rock, TX 78664
Williamson County

Name of Grantee: Nicole Marie Freeland
Grantee's Mailing Address: P.O. Box 491, Koloa, HI 96756
Kaua'i County

Name of Grantee: Michael David Freeland
Grantee's Mailing Address: P.O. Box 491, Koloa, HI 96756
Kaua'i County

Property (including any improvements):

Lot 3, Block F, Greenslopes at Lakecreek, Section Four-A, a Subdivision in Williamson County, Texas according to the Map or Plat of record in Cabinet D, Slide 248, Plat Records of Williamson County, Texas; more commonly known as: 1306 Lawnmont Dr., Round Rock, TX 78664.

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

Reservations from Conveyance:

For Grantor and Grantor's assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the life of Grantor, as a life estate. Grantor further retains complete power, without the joinder of any person, to mortgage, sell, and convey the Property, in whole or in part, and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas, and other mineral leases for any term of years and for a term based on the continuing production of oil, gas, or other minerals from the Property, ending either before or after Grantor's death; to grant any interest in the Property, by gift, sale, or otherwise, so as to terminate the interests of Grantees, as Grantor in Grantor's sole discretion shall decide; and to invest and reinvest all proceeds from the sale or other disposition of the Property and to possess and consume all proceeds from the sale or other disposition of the property to the exclusion of Grantees. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties, and other benefits payable on any mortgage, sale, or

conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remainderman and without liability for waste. Grantor further reserves the right to cancel this deed by further conveyance, even to Grantor, which may destroy any and all rights which Grantees may possess under this deed. Grantees shall hold a remainder interest in the Property and upon the death of Grantor, if the Property has not been previously disposed of prior to Grantor's death, all right, title, and interest to the Property remaining shall fully vest in Grantees, subject to such liens and encumbrances existing at that time.

Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, conveyances, and other instruments that affect the property; and taxes for the year in which the Grantor's life estate terminates, the payment of which Grantees assume; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' 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 Grantees and Grantees' 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.

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

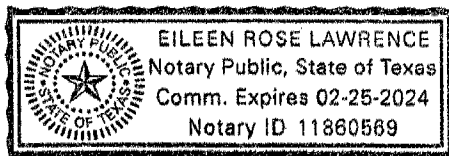
Executed on this 31st day of August, 2022.

Marie Freeland
Marie A. Freeland

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 31st day of August, 2022, by Marie A. Freeland.



[Signature]

Notary Public, State of Texas

[Return address on the following page.]

When recorded, please return to:
Eileen Lawrence
The Law Office of Eileen Lawrence, PLLC
200 University Blvd. Suite 225 #372
Round Rock, TX 78665

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas