2015-001749 WD Fee: 34.00
02/06/2015 10:24:01 AM Total Pages: 4
Carol Holcomb, County Clerk - Caldwell County, TX

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.

General Warranty Gift Deed

Date: February 5, 2015

Grantor: Francisco Granados, Sr. and Lorenza Granados, husband and wife

Grantor's Mailing Address:

Francisco Granados, Sr. and Lorenza Granados
1216 N. Barbara Drive
San Marcos, Texas 78666

Grantee: Francisco C. Granados, a married person, as his separate property

Grantee's Mailing Address:

Francisco C. Granados
4609 Castleman Drive
Austin, TX 78725

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

BEING Lot Seven (7) in Maranatha Acres, a subdivision in Caldwell County, Texas, according to the map or plat of record in Plat Cabinet A, Slide 22 of the Plat Records of Caldwell County, Texas, and in Volume 339 at Page 291 of the Official Public Records of Caldwell 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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015, 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, gives, 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.

No title examination was requested in connection with the preparation of this document, nor was any made. No check into the status or payment of ad valorem real estate taxes was requested or made. No current survey of the property was furnished by the parties in connection with the preparation of this document. This document was prepared solely by information furnished by the parties. The preparer expresses no opinion on title to this property, the status of ad valorem real estate taxes, or the legal description of this property.

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

Francisco Granados, Sr.

Lorenza Granados

STATE OF TEXAS)

COUNTY OF CALDWELL)

This instrument was acknowledged before me on February 5, 2015, by Francisco Granados, Sr.

MICHELLE A. PACHECO
MY COMMISSION EXPIRES
April 10, 2017

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF CALDWELL)

This instrument was acknowledged before me on February 5, 2015, by Lorenza Granados.

MICHELLE A. PACHECO
MY COMMISSION EXPIRES
April 10, 2017

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

ALAN C FIELDER
Attorney at Law
119 S. Main St.
Lockhart, TX 78644
Tel: (512) 398-2338
Fax: (512) 398-7327

AFTER RECORDING RETURN TO:

ALAN C FIELDER
Attorney at Law
119 S. Main St.
Lockhart, TX 78644
Tel: (512) 398-2338
Fax: (512) 398-7327

FILED AND RECORDED

Instrument Number: 2015-001749 WARRANTY DEED

Filing and Recording Date: 02/06/2015 10:24:01 AM Pages: 4 Recording Fee: $34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.

Carol Holcomb

Carol Holcomb, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.