ELECTRONICALLY RECORDED 2017082870

TRV 3 PGS

GENERAL 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: May 24, 2017

9/First American Title/GF# 2240404 EP

GRANTOR: Edward Cox, a single man 16511 Amberside Rd. East

GRANTOR'S MAILING ADDRESS: Cornelius, NC 28031

GRANTEE: Ryan Kwong

GRANTEE'S MAILING ADDRESS: 1310 W. Parmer Ln. 20A
Austin, TX 78727

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Unit 20A, Building 20, SCOFIELD VILLAS CONDOMINIUMS (A RESIDENTIAL CONDOMINIUM COMMUNITY IN TRAVIS COUNTY, TEXAS), a Condominium Project in Travis County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declaration thereof, in County Clerk's File Nos. 2008036626, 2008081283, 2008102870, 2008146303, 2008160776, 2008185892, 2009115305, 2009188663, 2010052787, 2010091972, 2010130191, 2011002039, 2011042205, 2011058391, 2011075998, 2011077797, 2011078161, 2011078186, 2011078237 and 2011086408, Official Public Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2017 and subsequent years.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and 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 as to the reservations from and exceptions to conveyance and warranty.

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

Edward Cox

State of Texas
County of Travis

This instrument was acknowledged before me on the 24th day of May, 2017, by Edward Cox.

Notary Public, State of TEXAS

Prepared by:
Hardie Bleau Hancock & McGill, LLLP
Attorneys at Law
File No. 2240404

ERNEST C. PEREZ, JR.
Notary Public, State of Texas
Notary ID# 10301167
My Commission Expires
DECEMBER 28, 2019

After Recording Return To:

_____

_____

_____

Dm0404-fw

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
May 24 2017 02:10 PM
FEE: $ 34.00 **2017082870**

ELECTRONICALLY RECORDED 2018149542

TRV 2 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

RYAN KWONG ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named **BENEDICT KWONG and JUDY KABO KWONG, AS CO-TRUSTEES OF THE R2 LIVING TRUST**, of the County of Collin, State of Texas, all of the real property as described:

Unit 20A, Building 20, SCOFIELD VILLAS CONDOMINIUMS (A RESIDENTIAL CONDOMINIUM COMMUNITY IN TRAVIS COUNTY, TEXAS), a Condominium Project in Travis County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declaration thereof, in County Clerk's File Nos. 2008036626, 2008081283, 2008102870, 2008146303, 2008160776, 2008185892, 2009115305, 2009188663, 2010052787, 2010091972, 2010130191, 2011002039, 2011042205, 2011058391, 2011075998, 2011077797, 2011078161, 2011078186, 2011078237, and 2011086408, Official Public Records of Travis County, Texas.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all restrictions, easements, covenants, conditions and reservations of record, if any, applicable to the herein conveyed real property or any part thereof.

Grantor, for the Consideration given and subject to the Reservations from Conveyance and all restrictions, easements, covenants, conditions and reservations of record, if any, applicable to the herein conveyed real property or any part thereof, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, his heirs and assigns forever; and Grantor hereby binds himself, his heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through and under Grantor but not otherwise.

Executed this 30 day of August, 2018.

GRANTOR:

RYAN KWONG

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this the 30th day of August, 2018, by RYAN KWONG.

CORINA HERNANDEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-14-22
Notary ID # 12551274-7

NOTARY PUBLIC, STATE OF TEXAS

Corina Hernandez
Notary's Printed Name

My Commission Expires: 05/14/2022

AFTER RECORDING RETURN TO:
Forgey Sarabia PLLC
2770 Main Street, Suite 244
Frisco, Texas 75033

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
September 20 2018 02:06 PM
FEE: $ 30.00 **2018149542**

3 pgs 2025044341

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

WHEREAS, BENEDICT KWONG (the "***Grantor***"), owner of the real property described herein, desires to transfer and convey all of his interest in such real property to JUDY KABO KWONG and RYAN DANIEL KWONG, as Co-Trustees of the JUDY KABO KWONG IRREVOCABLE TRUST dated October 16, 2024 (the "***Grantees***");

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration to the undersigned paid by Grantees, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantees all of his interest in the real property located in Travis County, Texas, as more specifically described in **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements attached thereto (collectively, the "***Property***"), subject to the following matters, to the extent same are in effect at this time: any and all liens, encumbrances, restrictions, covenants, conditions, and easements relating to the Property shown of record in Travis County, Texas, or that would be revealed by a current survey, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities relating to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees and Grantees' successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees and Grantees' successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Remainder of Page Intentionally Left Blank

Executed on this 18 day of Feb, 2025.

Grantor:

BENEDICT KWONG

Mailing Address of the Grantees:

Judy Kabo Kwong and
Ryan Daniel Kwong,
Co-Trustees of the Judy Kabo Kwong Irrevocable Trust
5606 Harbor Town Drive
Dallas, Texas 75287

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BENEDICT KWONG, known or proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of February, 2025.

My Commission Expires:

5-18-2028

Notary Public in and for
the State of Texas

DAVID J. REBER
Notary Public, State of Texas
Comm. Expires 05-18-2028
Notary ID 11898967

After recording, please return to:

David J. Reber
Jordan Monk Reber, P.C.
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248

EXHIBIT "A"

The following described real property located in Travis County, Texas:

Unit 20A, Building 20, Scofield Villas Condominiums (a Residential Condominium Community in Travis County, Texas).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025044341 Apr 23, 2025 03:54 PM
Fee: $33.00 VILLEGASD

3 pgs 2025050367

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

WHEREAS, JUDY KABO KWONG (the "***Grantor***"), owner of an interest in the real property described herein, desires to transfer and convey all of her interest in such real property to BENEDICT KWONG (the "***Grantee***"), as his sole and separate property;

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration to the undersigned paid by Grantee, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of her interest in the real property located in Travis County, Texas, as more specifically described in **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements attached thereto (collectively, the "***Property***"), subject to the following matters, to the extent same are in effect at this time: any and all liens, encumbrances, restrictions, covenants, conditions, and easements relating to the Property shown of record in Travis County, Texas, or that would be revealed by a current survey, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities relating to the Property.

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

Remainder of Page Intentionally Left Blank

Executed on this 18th day of February, 2025.

Grantor:

JUDY KABO KWONG

Mailing Address of the Grantee:

Benedict Kwong,
5606 Harbor Town Drive
Dallas, Texas 75287

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JUDY KABO KWONG, known or proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of February, 2025.

My Commission Expires:

5-18-2028

Notary Public in and for
the State of Texas

DAVID J. REBER
Notary Public, State of Texas
Comm. Expires 05-18-2028
Notary ID 11898967

After recording, please return to:

David J. Reber
Jordan Monk Reber, P.C.
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248

EXHIBIT "A"

The following described real property located in Travis County, Texas:

Unit 20A, Building 20, Scofield Villas Condominiums (a Residential Condominium Community in Travis County, Texas).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025050367 May 07, 2025 12:00 PM
Fee: $33.00 DUGUEK

4 pgs 2025095734

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

WHEREAS, BENEDICT KWONG and JUDY KABO KWONG, Trustees of the R2 LIVING TRUST under Amended and Restated Trust Agreement dated October 16, 2024 (collectively, the "***Grantors***"), owners of an interest in the real property described herein, desire to transfer and convey all of their interests in such real property to BENEDICT KWONG and JUDY KABO KWONG (collectively, the "***Grantees***");

NOW THEREFORE, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration to the undersigned paid by Grantees, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantees all of their interest in the real property located in Travis County, Texas, as more specifically described in **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements attached thereto (collectively, the "***Property***"), subject to the following matters, to the extent same are in effect at this time: any and all liens, encumbrances, restrictions, covenants, conditions, and easements relating to the Property shown of record in Travis County, Texas, or that would be revealed by a current survey, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities relating to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees and Grantees' heirs, successors and assigns forever; and Grantors do hereby bind Grantors and Grantors' successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees and Grantees' heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Remainder of Page Intentionally Left Blank

Executed on this 14 day of August, 2025.

Grantors:

R2 LIVING TRUST

By: _____
Name: Benedict Kwong
Title: Co-Trustee

By: _____
Name: Judy Kabo Kwong
Title: Co-Trustee

Mailing Address of the Grantees:

Benedict Kwong and
Judy Kabo Kwong
5606 Harbor Town Drive
Dallas, Texas 75287

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BENEDICT KWONG and, known or proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of August, 2025.

My Commission Expires:

11/21/2028

_____
Notary Public in and for
the State of Texas

MELISSA ROSE WYSOWSKI
Notary Public, State of Texas
Comm. Expires 11-21-2028
Notary ID 135180685

-

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JUDY KABO KWONG and, known or proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of August, 2025.

My Commission Expires:

Notary Public in and for
the State of Texas

DAVID J. REBER
Notary Public, State of Texas
Comm. Expires 05-18-2028
Notary ID 11898967

After recording, please return to:

David J. Reber
Jordan Monk Reber, P.C.
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248

EXHIBIT "A"

The following described real property located in Travis County, Texas:

Unit 20A, Building 20, Scofield Villas Condominiums (a Residential Condominium Community in Travis County, Texas).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
2025095734
Aug 28, 2025 10:24 AM
Fee: $37.00 NUNEZJ

3 pgs 2025095735

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

WHEREAS, JUDY KABO KWONG (the "***Grantor***"), owner of an interest in the real property described herein, desires to transfer and convey all of her interest in such real property to BENEDICT KWONG (the "***Grantee***"), as his sole and separate property;

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration to the undersigned paid by Grantee, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of her interest in the real property located in Travis County, Texas, as more specifically described in **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements attached thereto (collectively, the "***Property***"), subject to the following matters, to the extent same are in effect at this time: any and all liens, encumbrances, restrictions, covenants, conditions, and easements relating to the Property shown of record in Travis County, Texas, or that would be revealed by a current survey, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities relating to the Property.

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

Remainder of Page Intentionally Left Blank

Executed on this 14 day of August, 2025.

Grantor:

JUDY KABO KWONG

Mailing Address of the Grantee:

Benedict Kwong,
5606 Harbor Town Drive
Dallas, Texas 75287

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JUDY KABO KWONG, known or proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of August, 2025.

My Commission Expires:

5-18-2028

Notary Public in and for
the State of Texas

DAVID J. REBER
Notary Public, State of Texas
Comm. Expires 05-18-2028
Notary ID 11898967

After recording, please return to:

David J. Reber
Jordan Monk Reber, P.C.
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248

EXHIBIT "A"

The following described real property located in Travis County, Texas:

Unit 20A, Building 20, Scofield Villas Condominiums (a Residential Condominium Community in Travis County, Texas).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
2025095735 Aug 28, 2025 10:24 AM
Fee: $33.00 NUNEZJ

3 pgs 2025095736

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

WHEREAS, BENEDICT KWONG (the "***Grantor***"), owner of the real property described herein, desires to transfer and convey all of his interest in such real property to JUDY KABO KWONG and RYAN DANIEL KWONG, as Co-Trustees of the JUDY KABO KWONG IRREVOCABLE TRUST dated October 16, 2024 (the "***Grantees***");

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration to the undersigned paid by Grantees, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantees all of his interest in the real property located in Travis County, Texas, as more specifically described in **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements attached thereto (collectively, the "***Property***"), subject to the following matters, to the extent same are in effect at this time: any and all liens, encumbrances, restrictions, covenants, conditions, and easements relating to the Property shown of record in Travis County, Texas, or that would be revealed by a current survey, and all zoning laws, regulations, and ordinances of municipal and other governmental authorities relating to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees and Grantees' successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees and Grantees' successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Remainder of Page Intentionally Left Blank

Executed on this 14th day of August, 2025.

Grantor:

BENEDICT KWONG

Mailing Address of the Grantees:

Judy Kabo Kwong and
Ryan Daniel Kwong,
Co-Trustees of the Judy Kabo Kwong Irrevocable Trust
5606 Harbor Town Drive
Dallas, Texas 75287

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BENEDICT KWONG, known or proven to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of August, 2025.

My Commission Expires:

11/21/2028

Notary Public in and for
the State of Texas

MELISSA ROSE WYSOWSKI
Notary Public, State of Texas
Comm. Expires 11-21-2028
Notary ID 135180685

After recording, please return to:

David J. Reber
Jordan Monk Reber, P.C.
17300 Dallas Parkway, Suite 2050
Dallas, Texas 75248

EXHIBIT "A"

The following described real property located in Travis County, Texas:

Unit 20A, Building 20, Scofield Villas Condominiums (a Residential Condominium Community in Travis County, Texas).

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
2025095736
Aug 28, 2025 10:24 AM
Fee: $33.00 NUNEZJ