



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

SPECIAL WARRANTY DEED

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That we, Lester Troy Cavins and Laurie Elizabeth Cavins (referred to as "Grantors"), of the County of Travis and State of Texas, for and in consideration of the sum of Ten (10) and no/100 DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD, ASSIGNED AND CONVEYED, and by these presents do GRANT, SELL, ASSIGNS AND CONVEY unto the Trustees of THE LESTER AND LAURIE CAVINS TRUST dated July 28, 2020 (referred to as "Grantees"), whose address is 132 Double Eagle Drive, Austin, Travis County, Texas 78738, all of Grantors' interest in the real property in Travis County, Texas as described as follows (herein the "property"):

Property Description: UNIT 132, VILLAS AT THE HILLS, A CONDOMINIUM PROJECT SITUATED IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 12310, PAGE 1, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AMENDED IN VOLUME 12887, PAGE 7, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Commonly Known by the Address: 132 Double Eagle Drive, Austin, Texas 78738

Prepared by Thrash, Carroll & Vanway Law Group from the information furnished by the parties No examination has been made and no opinion has been provided by the Attorney preparing this instrument as to the title to or the description of the property involved

This conveyance is subject to the following provided they are of record:

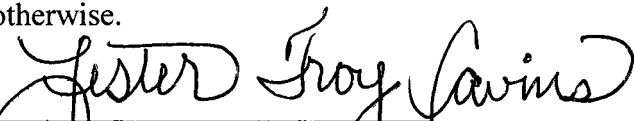
- (1) Any valid lien or Deed of Trust, Security Agreement or Financing Statement ("Deed of Trust") executed by Grantors securing payment of the Note; and
(2) All instruments of record affecting the Property other than liens;
(3) Any obligations or restrictions imposed on the Property by any governmental authority;

- (2) All instruments of record affecting the Property other than liens;
- (3) Any obligations or restrictions imposed on the Property by any governmental authority;
- (4) Any unpaid taxes for the year this deed is signed, and any assessments for the year this deed is signed or any prior year imposed after the date of this conveyance.

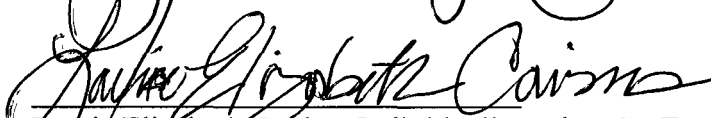
The trust is a “**Qualifying Trust**,” in all respects, as a qualifying trust is defined under the Texas Tax Code, Section 11.13, including amendments. This section shall not be construed so as to impair any debtor rights granted or protected by state or federal law and shall protect all wildlife, agricultural, veteran, over 65, homestead and any other rights or exemptions granted property owners by the State of Texas.

SAVE AND EXCEPT: Grantors reserve a life estate in the property, without any liability for waste, including the right of the full possession, benefit, and use of the Property for the remainder of the life of Grantors. Grantors retain complete power, without the joinder of any person, to mortgage, sell, lease, gift and convey the Property and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; with or without consideration and without joinder of the trustees of the trust.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyway belonging unto the said Grantees, Grantees' heirs, successors and assigns forever; and Grantors do hereby bind Grantors and Grantors' heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantees, Grantees' heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantors but not otherwise.



 Lester Troy Cavins, Individually and as Co-Trustee

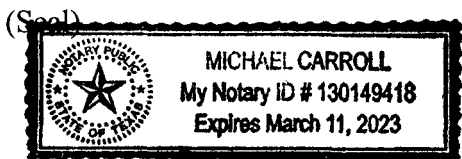


 Laurie Elizabeth Cavins, Individually and as Co-Trustee

Grantees' address: 132 Double Eagle, Austin, Texas 78738

STATE OF TEXAS
 COUNTY OF TRAVIS

This instrument was acknowledged before me on the 28th day of July, 2020 by Lester Troy Cavins and Laurie Elizabeth Cavins, in all of the capacities herein stated.





 NOTARY PUBLIC, STATE OF TEXAS

Certification of Trust for The Lester and Laurie Cavins Trust

This document may also be referred to as the Certification of Trust, Abstract of Trust, Affidavit of Trust, Memorandum of Trust, or Verification of Trust.

Section 1. Creation of Trust and Current Trustees

On July 28, 2020, Lester Troy Cavins and Laurie Elizabeth Cavins, as Grantors created and established the trust described below. This document is prepared to provide the information about the trust that is specified in Chapter 114, Section 114.086, of the Texas Property Code and Section 34.306 and Section 125.309 of the Texas Finance Code.

This Certificate of Trust is signed by the currently acting Trustees of the Lester and Laurie Cavins Trust dated July 28, 2020 (the “trust”), who declare as follows:

1. The trust is a valid trust under the laws of the State of Texas, and is currently in force. Title to assets in the Trust will be taken as follows:

Lester Troy Cavins and Laurie Elizabeth Cavins, Trustees,
or their successors in interest, under the Lester and Laurie
Cavins Trust dated July 28, 2020, and any amendments
thereto.

An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.

2. Mailing Address of the Trustees:

Lester Troy Cavins, 132 Double Eagle Drive, Austin, Texas 78738

Laurie Elizabeth Cavins, 132 Double Eagle Drive, Austin, Texas 78738

3. Signatures of the Trustees:

The signature of one Trustee is sufficient to exercise all of the powers of the Trustees except revocation of the trust.

Section 2. Tax Identification Number of the Revocable Trust

The Lester and Laurie Cavins Trust is a Revocable Trust that will become irrevocable on the death of either Grantor. On the death of any Trustee, the Trust shall continue in full force and effect.

Under U.S. Treasury Regulations §1.671-4(b)(2) and §301.6109-1(a)(2), this trust is a grantor trust for federal income tax purposes. The Lester and Laurie Cavins Trust may use either Grantor’s social security number as its tax identification number while they are both living.

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Section 3. Beneficiaries

The Grantors are the current beneficiaries of the trust.

Section 4. Trustee Powers

The Trustee or Successor Trustee is vested with the following powers:

The Trustee powers include all of the powers of Subchapter A, Chapter 113 of the Texas Property Code. The Trustee is vested with the power and authority to retain, buy, sell, invest or reinvest in, exchange, manage, control, repair, improve, and lease any and all trust property that may come under its control. The Trustee may establish and maintain bank and financial accounts of all types in one or more financial institutions that the Trustee may choose and to make any and all types of investments. The Trustee is also specifically vested with the power to transfer, sell, or convey assets into or out of the trust, to borrow against trust assets, and to mortgage trust assets. Any Trustee may delegate to another Trustee all of his or her powers, duties, and responsibilities granted or imposed by the Trust. Each Initial Trustee, Lester Troy Cavins or Laurie Elizabeth Cavins, has the power to transact any and all trust powers, duties, and responsibilities granted or imposed by the Trust, for the Trust, without the joinder or consent of any other Trustee.

Section 5. Qualifying Trust Under Texas Tax Code

The trust is a "*qualifying trust*" as that term is used in Chapter 41, Section 41.0021 of the Texas Property Code dealing with property exempt from creditors' claims and Chapter 11 of the Texas Tax Code dealing with homestead property tax exemptions.

Section 6. Third Party Indemnity

Any third parties dealing with any Trustees or Successor Trustees shall have the right to assume that said Trustees or Successor Trustees are acting within the scope of their authority as Trustees, and that it shall not be necessary for them to review or possess a copy of the entire Trust Agreement.

Any Third Party relying on this Certificate of Trust shall be held harmless and indemnified by the Trustees, Grantors, and Beneficiaries for any actions taken by them at the instructions or request of any Trustee.

No person dealing with the Trustee shall be obligated to see to applying any money or property delivered to the Trustee, or to inquire into the Trustee's authority regarding or the propriety of any transaction. Only the Trustee shall be fully liable for any improper or unauthorized act, and shall indemnify and hold harmless any person relying upon such Trustee's authority.

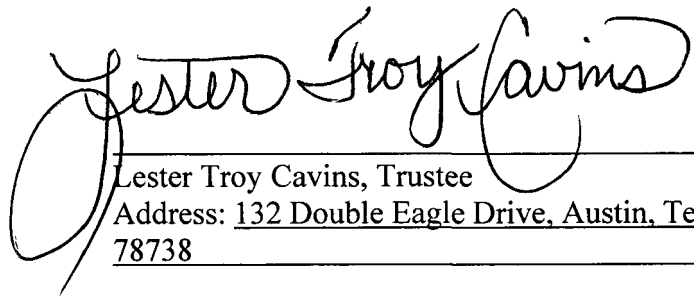
Section 7. Excerpts of the Trust

Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee may be attached to this Certificate. Additional terms will be provided upon request at the option of the Grantor or the Trustee.

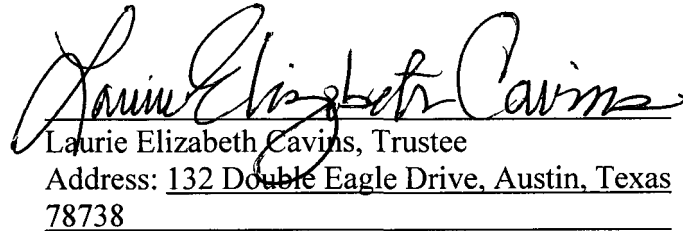
Section 8. Declaration of Accuracy

The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect. The currently acting Trustees of the trust signs and declares that the foregoing statements and the attached trust provisions are true and correct, under penalty of perjury.

Dated: 20 JULY, 2020



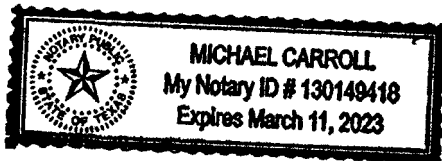
Lester Troy Cavins, Trustee
Address: 132 Double Eagle Drive, Austin, Texas
78738

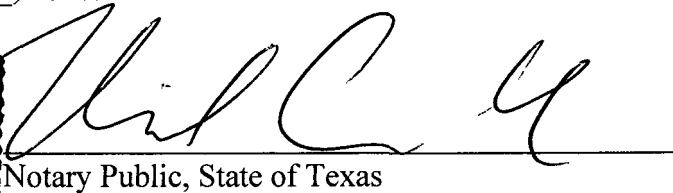


Laurie Elizabeth Cavins, Trustee
Address: 132 Double Eagle Drive, Austin, Texas
78738

STATE OF TEXAS
COUNTY OF TRAVIS

This document was acknowledged before me by Lester Troy Cavins and Laurie Elizabeth Cavins on 7-28, 2020.





Notary Public, State of Texas

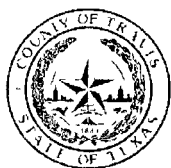
Attachments to this Certificate of Trust, if requested, include copies of

1. the first page and signature pages of the trust,
2. Article Three for successor Trustee provisions and
3. Article Fifteen entitled Trustee Powers
4. IRS assignment of the Taxpayer Identification Number, if required

If additional information is required please contact our attorney:

Ret.

MICHAEL G. CARROLL
3 LAKEWAY CENTRE COURT, SUITE 200
AUSTIN, TEXAS 78734
TELEPHONE: (512) 263-5400
FACSIMILE: (512) 263-5402



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

2020166650

Sep 11, 2020 11:05 AM

Fee: \$46.00

CORTEZ