

GF# 64758042

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341506026 #1

GENERAL WARRANTY DEED
(Cash)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, **PICHI ANNIKA FERNANDEZ, SINGLE**, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is **1320 ANNA PLAM WAY, ROUND ROCK, TX 78665-4045**, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **ROBERT FERNANDEZ, SINGLE**, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

LOT 22, BLOCK F, PIONEER CROSSING PHASE THREE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET DD, SLIDE 5, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Commonly known as: **1320 ANNA PLAM WAY, ROUND ROCK, TX 78665-4045**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of WILLIAMSON County, Texas.

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

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018084111

Pages: 4 Fee: \$29.00
09/19/2018 12:27 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas