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Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 23, 2022 01:27 PM Fee: \$30.00

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Electronically Recorded

SPECIAL 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: March 22, 2022

Grantor: **Artemis Land Partners, LLC**

Grantor's Mailing Address: 907 Ridgewood Road
Austin, Texas 78746

Grantee: **MTL Builders, Inc.**

Grantee's Mailing Address: 4323 Spicewood Springs Road, Unit 9
Austin, Texas 78759

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

Property (including any improvements): Lots 2, 3, 4 and 5, Block A, Allen Terrace Subdivision, a subdivision in Travis County, Texas recorded in Document Number 201800079 of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

CORRIDOR TITLE 19-1603-A

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, 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 when the claim is by, through, or under Grantor but not otherwise, 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 as of the Date first above stated.

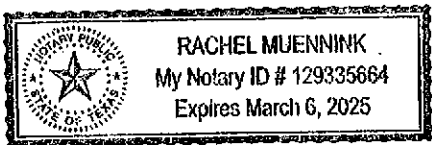
Artemis Land Partners, LLC

By: *Jack D. Howard, Jr.*
Name: Jack D. Howard, Jr.
Title: Manager

STATE OF TEXAS §
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COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Jack D. Howard, Jr., Manager of Artemis Land Partners, LLC, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument

Given under my hand and seal of office this 22nd day of March, 2022.



Rachel Muennink
Notary Public, State of Texas