



# Warranty Deed

THE STATE OF TEXAS  
COUNTY OF TRAVIS



KNOW ALL MEN BY THESE PRESENTS:

## IDENTIFICATIONS AND DESCRIPTIONS:

DATE January 27, 2000

GRANTOR ROBERT RATLIFF

GRANTEE **The Robert Edmund Ratliff Family Trust, U/A January 27, 2000, Robert Edmund Ratliff, initial Trustee, and Melissa Frances Ratliff, as successor Trustee**

GRANTEE'S ADDRESS c/o Robert E. Ratliff  
P O Box 1122  
Wimberley, Texas 78676

PROPERTY Lot Thirty (30), Huntington Trails, a subdivision in Travis County, Texas (and partially in Williamson County), according to the map or plat thereof of record in cabinet F, Slide 343, of the Plat Records of Williamson County, Texas, and also recorded in Volume 85, Page 124D of the Plat Records of Travis County, Texas, and being that same property described in that Special Warranty Deed from Joyce Ratliff to Robert Ratliff recorded in Volume 13,337, Page 10 of the Deed Records, Travis County, Texas, and being that same property described in Volume 12,843, Page 1,428 of the Deed Records, Travis County, Texas


In consideration of the payment by Grantee of a certain cash consideration, and other valuable consideration to the Grantors paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, and for the purpose of confirming title to said property in GRANTEE, GRANTORS have GRANTED, SOLD AND CONVEYED and by these presents do hereby GRANT, SELL AND CONVEY to GRANTEE, subject to any reservations hereinafter made, all of the property described above

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anyway belonging to the property, subject to the permitted exceptions, to the said Grantee, their successors and assigns forever, and GRANTORS do hereby bind themselves, their heirs, successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the Property, UNTO the said GRANTEE, their, successors and assigns forever, against every person whomsoever lawfully claiming or to claim all or any part of the Property, subject to the conditions and provisions stated herein

*Handwritten initials*

This deed and conveyance is made, delivered and accepted, subject to the payment of Ad Valorem taxes assessed against the property conveyed for the current year, all restrictions, covenants, conditions, and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting said property

IN WITNESS THEREOF GRANTORS HAVE CAUSED THIS WARRANTY DEED TO BE EXECUTED AS OF THIS DATE OF January 27, 2000

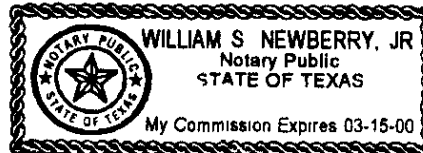
  
Robert Ratliff

THE STATE OF TEXAS {

COUNTY OF TRAVIS {

THIS INSTRUMENT was acknowledged before me on January 27, 2000, by Robert Ratliff

  
Notary Public



GRANTEE'S ADDRESS    c/o Robert Ratliff  
P O Box 1122  
Wimberly, Texas 78676

After Recording, please return to:

William S Newberry, Jr  
Attorney at Law  
11782 Jollyville Road  
Austin, Texas 78759

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS



01-28-2000 03 29 PM 2000013381  
GILBERT \$11 00  
DANA DEBEAUVOIR , COUNTY CLERK  
TRAVIS COUNTY, TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction because of illegibility, carbon or photocopy, discolored paper etc All blockouts, additions and changes were present at the time the instrument was filed and recorded