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*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 13, 2021 04:28 PM Fee: \$34.00

**2021204456**

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**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 §

Effective Date: ~~July~~ <sup>9</sup> September 2021

Grantor: ELIZABETH DIANNE GLASS, formerly known as DIANNE GLASS  
NICHOLAS

**Grantor's Mailing Address:**

1403 Lance Way, Austin, Travis County, Texas 78758

**Grantee (whether one or more):** ELIZABETH DIANNE GLASS, Trustees of the ELIZABETH  
DIANNE GLASS MANAGEMENT TRUST dated June 2, 2021,  
and any later amendments

**Grantee's Mailing Address (including county):**

1403 Lance Way, Austin, Travis County, Texas 78758

**Consideration:**

For the purpose of contributing property to Grantee.

**Property (including any improvements):** All of Grantor's right, title and interest in and to the  
following described real property and premises situated in Travis County, Texas, to-wit:

Lot Two (2), Block "E", GRACYWOODS SECTION FOUR, a subdivision in Travis  
County, Texas, according to the map or plat thereof recorded in Volume 78, Page  
168, Plat Records of Travis County, Texas.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

This conveyance is expressly made and accepted subject to all matters on the ground  
that a true and correct survey would reveal and all valid and subsisting easements,

restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable and affect the Property, as same are shown by instruments filed for record in the office of the County Clerk of Travis County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Exceptions to Conveyance and Warranty, unto Grantee, Grantee's successors and assigns forever 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 and exceptions to conveyance and warranty.

For the same Consideration recited above, Grantor hereby bargains and transfers, without warranty, express or implied, all interests, if any, of Grantor in any land lying in or under the bed of any street, alley, road or right-of-way open or proposed on, abutting or immediately adjacent to the Property.

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

Prepared in the law office of BRINK BENNETT FLAHERTY GOLDEN 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.

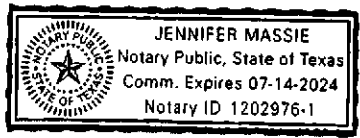
EXECUTED to be effective as of the date first written above.

**GRANTOR:**

*Elizabeth Dianne Glass*  
\_\_\_\_\_  
ELIZABETH DIANNE GLASS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me by ELIZABETH DIANNE GLASS on <sup>September</sup> ~~July~~ 9, 2021.



*Jennifer Massie*  
\_\_\_\_\_  
Notary Public, State of Texas