

ETOT 50

**General Warranty Deed**

16-248744-CT

**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 30, 2016

Grantor: **William E. Lewis and Virginia I. Lewis, husband and wife**

Grantor's Mailing Address: 102 W. Sequoia Spur, Georgetown, Texas 78628

Grantee: **Marilynn R. Wait and Rosalind E. Martz**

Grantee's Mailing Address: 113 Sandpiper Cove, Georgetown, TX 78633

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 193, of AMENDED PLAT OF PLANNED UNIT DEVELOPMENT OF SUN CITY GEORGETOWN, PHASE 2, NEIGHBORHOOD TEN, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Q, Slides 193-200, Plat Records, Williamson County, Texas.**

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Williamson County, Texas.

Exceptions to Conveyance and Warranty: None

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, 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.

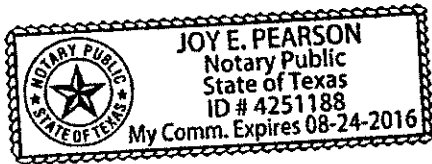
EXECUTED this 30 day of March, 2016.

William E. Lewis  
William E. Lewis

Virginia I. Lewis  
Virginia I. Lewis

THE STATE OF TEXAS           §  
  §  
COUNTY OF Williamson   §

The foregoing instrument was acknowledged before me on the 30 day of March, 2016 by William E. Lewis and Virginia I. Lewis.

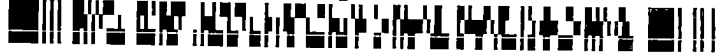


Joy E. Pearson  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING, RETURN TO:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

2016026232  
Electronically Recorded  
OFFICIAL PUBLIC RECORDS  
Nancy E. Rister  
Nancy E. Rister, County Clerk  
3/31/2016 8:01 AM  
Pages: 2           Fee: \$25.00  
Williamson County Texas



### AFFIDAVIT OF DEATH

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

I swear the following statements are true:

1. **Information of Person Signing Affidavit (Affiant).**

My name is DALE G. JENSEN. I am at least eighteen (18) years old or older and am competent to make this affidavit. I am familiar with the past ownership and occupancy of the real property described below in this affidavit.

2. **Legal Description of the Property.**

Lot 222, Planned Unit Development of Sun City Georgetown, Phase 4-A, Neighborhood Fifteen, according to the map or plat thereof, recorded in Cabinet T, Slide 153, Plat Records, Williamson County, Texas.

3. **Revocable Transfer on Death Deed Filed by Decedent.**

CYNTHIA O. JENSEN (Decedent) signed a Revocable Transfer on Death Deed regarding this property on November 19, 2018. The Revocable Transfer on Death Deed was filed with the County Clerk in Williamson County, Texas on November 26, 2018, in the Official Public Records as Instrument Number 2018103823.

4. **Information of Deceased Person Who Signed the Revocable Transfer on Death Deed.**

The information regarding the death of the above named Decedent is as follows:

**Date of Death**  
December 31, 2019

**Place of Death**  
Georgetown, Williamson County, Texas

5. **Affiant's Signature**

*Dale G. Jensen*  
Dale G. Jensen

Date: 1-31, 2020.

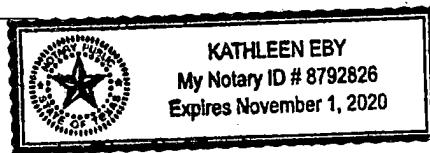
**Acknowledgement and Affidavit**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This Affidavit was acknowledged and sworn before me on the 31 day of January, 2020, by Dale G. Jensen.

*Kathleen Eby*  
Notary Public in and for  
The State of Texas



**AFTER RECORDING RETURN TO:**

Dale G. Jensen  
206 Scurry Pass  
Georgetown, Texas 78633

① Amanda Jensen  
13401 Galleria Cir #320  
Austin, TX, 78738

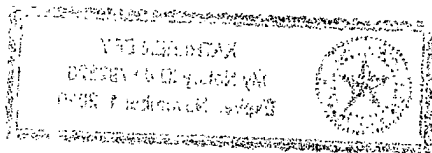
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2020022840

AFF Fee: \$21.00  
03/05/2020 10:02 AM JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



**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.**

**TRANSFER ON DEATH DEED**

**STATE OF TEXAS  
COUNTY OF WILLIAMSON**

Know all men by these presents that on the 2<sup>nd</sup> day of June 2022,

1. Property Owners (Transferors) Making this Deed: **MARILYNN R. WAIT, and ROSALIND E. MARTZ**, of the County of Williamson, State of Texas, and whose address is declared to be 113 Sandpiper Cove, Georgetown, Texas 78633;
2. All of the following described property (including improvements) in Williamson County, Texas, to-wit:
  - A. **141 Blazing Star, Georgetown, Texas 78633.** BEING LOT 193, OF AMENDED PLAT OF PLANNED UNIT DEVELOPMENT OF SUN CITY GEORGETOWN, PHASE 2, NEIGHBORHOOD TEN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Q, SLIDES 193-200, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS; FURTHER BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT NO. 2016026232 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; and
  - B. **117 Verbena, Georgetown, Texas 78633.** BEING LOT 55, PLANNED UNIT DEVELOPMENT OF SUN CITY GEORGETOWN, PHASE 1, NEIGHBORHOOD EIGHT-B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET N, SLIDE 274, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS; FURTHER BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT NO. 2018098188 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

3. Primary and Alternate Beneficiaries:

- A. Primary Beneficiary is Surviving Property Owner: The owners of this property are both signing this Transfer on Death Deed. If one of us dies and the other owner is living, the surviving property owner will be the sole owner of the property.
- B. Alternate Beneficiary or Beneficiaries: When we are both deceased, we want the following person(s) to own our property. This person(s) may or may not be our child, descendant, or a member of our family. If more than one alternate beneficiary is listed, they will own the property in equal shares.

DAVID STANFORD LUCID  
4005 Glengarry Drive  
Austin, Texas 78731

MADELEINE EMILY LUCID  
4005 Glengarry Drive  
Austin, Texas 78731

4. At my death, I convey to the primary beneficiary or beneficiaries my interest in the property to have and hold forever. If all my primary beneficiaries die before I do, I grant and convey to any listed alternative beneficiary or beneficiaries, my interest in the property to have and hold forever. If no primary or alternative beneficiary is alive when I die, this deed is canceled and has no force and effect, as if it had never been executed.

Transferors expressly preserve (1) homestead protections available to the Transferors pursuant to Texas Constitution Article XVI, Section 50 and Property Code chapters 41 and 42; and (2) any available homestead tax exemption whether currently on file or not.

THE UNDERSIGNED ACKNOWLEDGE THAT THIS INSTRUMENT WAS PREPARED BY AN ATTORNEY FROM INFORMATION FURNISHED BY THE PARTIES TO THIS TRANSACTION AND/OR THEIR AGENTS AND THAT THE ATTORNEY HAS NOT MADE AN EXAMINATION AND IS NOT PROVIDING ANY OPINION REGARDING THE TITLE TO THE PROPERTY, DESCRIPTION OF THE PROPERTY OR THE STATUS OF AD VALOREM TAXES ON THE PROPERTY. FURTHER, THE UNDERSIGNED ACKNOWLEDGE THAT THE ATTORNEY MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE DESCRIPTION OF THE PROPERTY OR THE STATUS OF TAXES ON THE PROPERTY AND THAT THE ATTORNEY MAKES NO REPRESENTATIONS OR GUARANTEES AS TO ANY SUPERIOR TITLE IN THE PROPERTY. THE UNDERSIGNED FURTHER ACKNOWLEDGES THAT NO REPRESENTATIONS OR GUARANTEES TO INSURE TITLE TO THE PROPERTY HAVE BEEN MADE BY THE ATTORNEY.

**TRANSFERORS:**

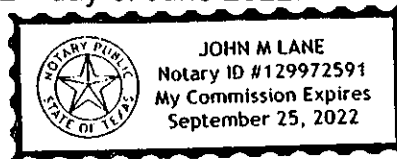
Marilynn R. Wait  
MARILYNN R. WAIT

Rosalind E. Martz  
ROSALIND E. MARTZ

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO BEFORE ME by the  
MARILYNN R. WAIT, and ROSALIND E. MARTZ, this 2<sup>nd</sup> day of June 2022.

[Signature]



**NOTARY PUBLIC, State of Texas**  
My Commission Expires: September 25, 2022

PREPARED BY THE OFFICE OF:  
John M. Lane Law, PLLC  
Attorney-at-Law  
1001 Cypress Creek Rd., Suite 405  
Cedar Park, TX 78613

AFTER RECORDING RETURN TO:  
John M. Lane Law, PLLC  
Attorney-at-Law  
1001 Cypress Creek Rd., Suite 405  
Cedar Park, TX 78613

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022069719**

Pages: 4 Fee: \$34.00

06/07/2022 11:39 AM

JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas