ELECTRONICALLY RECORDED 2018116817

TRV 3 PGS

GENERAL 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: July 24, 2018

GRANTOR: Cynthia Silva and spouse, Erika Cristina Bellanova

GRANTOR'S MAILING ADDRESS: 14408B Charles Dickens Drive
Pflugerville, TX 78660

GRANTEE: Ju-Hsiu Jian

GRANTEE'S MAILING ADDRESS: 14408 B Charles Dickens Dr
Pflugerville, TX 78660

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Unit B, Building 16, PARKSIDE AT NORTHTOWN CONDOMINIUMS, a condominium project in Travis County, Texas, together with an undivided interest in and to the limited common elements and the general common elements appurtenant thereto, according to the Declaration of Condominium Regime, and the plats and exhibits attached thereto, recorded in Document Nos. 2007109197, 2007153890, 2007158964, 200718511, 2007196669, 2008043917, 2008045453, 2008057154, 2008059860, 2008085283, 2008142239, 2008142240, 2008159910, 2009032860, 2009051098, 2009051099, 2009109847, 2009130740, 2009138429. 2009153947, 2009153948, and 2011153719, of the Official Public Records, Travis County, Texas, together with any and all amendments or supplements thereto.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2018 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Cynthia Silva

Erika Cristina Bellanova

Acknowledgement

State of Texas
County of Bexar

This instrument was acknowledged before me on the 24th day of July, 2018, by Cynthia Silva and spouse, Erika Cristina Bellanova.

Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 1801828

IRENE ADELA PECHE
Notary ID # 10159534
My Commission Expires
June 17, 2019

After Recording Return To:

Chicago Title
~~8911 N. Capital of Texas Hwy.~~
Djy1828sw 2, Suite 2120
Austin, TX 78759

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
July 25 2018 10:47 AM
FEE: $ 34.00 **2018116817**

ELECTRONICALLY RECORDED 2014025455

TRV 2 PGS

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.

General Warranty Deed

Date: February 21, 2014

Grantor: Desiree Rene Slataper

Grantor's Mailing Address: 14408A CHARLES DICKENS
PFLUGERVILLE TX 78660

Grantee: Santa Fe Ventures LLC

Grantee's Mailing Address: 707 West 34TH St- Suite 2
Austin, Tx 78705

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Unit A, Building 16, together with the undivided interest in and to the Common Elements appurtenant thereto, of PARKSIDE AT NORTHTOWN CONDOMINIUMS, a condominium project in Travis County, Texas, according to the Declaration of Condominium, recorded under Document Number 2007109197 and amendment Document Nos. 2007153890, 2007158964, 2007178511, 2007196669, 2008043917, 2008045453, 2008057154, 2008059860, 2008085283, 2008142239, 2008142240, 2008159910, 2009032860, 2009051098 , 2009051099, 2009109847, 2009130740, 2009138429, 2009153947, 2009153948, 2010028684, 2011153719, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

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.

Desiree Rene Slataper

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me February 21, 2014 by Desiree Rene Slataper.

ERNEST C. PEREZ, JR.
MY COMMISSION EXPIRES
December 28, 2015

Notary Public, State of Texas

Grantee's Address/Return to:

After recording, please return to:
Gracy Title
8015 North Shoal Creek Blvd, Suite #114
Austin, TX 78757

GF#01247-19432-EP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
February 24 2014 09:37 AM
FEE: $ 30.00 **2014025455**