



This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Williamson, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 31 day of JULY, 2024

[Signature]  
Lorenzo Garcia, Trustee of The  
Garcia Family Living Trust dated March 14, 2015

[Signature]  
Monica Alvarez, Trustee of The  
Garcia Family Living Trust dated March 14, 2015

Grantee's Address: 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

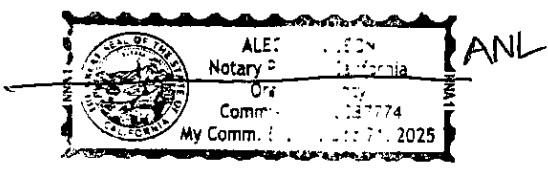
State of California )  
County of Orange )ss.

On 7/31/2024 before me, Alec Noel Leon,  
Notary Public, personally appeared, Lorenzo Garcia and Monica Alvarez, Trustees, The Garcia Family Living Trust dated March 14, 2015, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

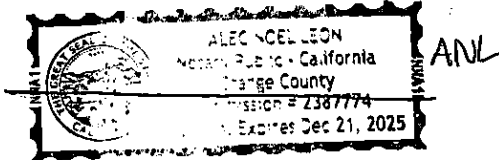
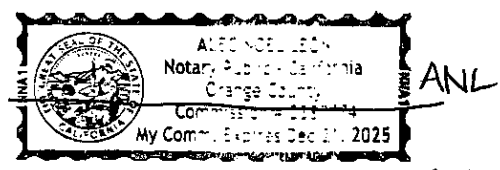
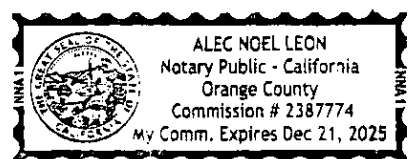
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



(Seal)



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E

Anderson Business Advisors PLLC  
732 Broadway Ste 201  
Tacoma, Washington  
98402

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2024075855

DEED Fee: \$33.00  
09/24/2024 11:48 AM AMCCOY



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas

