



**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**

Date: January 18, 2024

**Recitals:**

WHEREAS, Magali Lanas A/K/A Magali Yolanda Lanas (“Decedent”) and her son Alberto Lanas A/K/A Alberto Eduardo Lañas purchased real property located at 1506 Alguno Road, Austin, Travis County, Texas, as tenants in common, such property (hereinafter referred to as the “Property”) conveyed in an Assumption Warranty Deed with Vendor’s Lien dated April 30, 1992, and recorded in the Travis County Official Public Records in Volume 11,681, Page 1040, on May 7, 1992;

WHEREAS, a document entitled “Satisfaction of Deed of Deed of [sic] Trust” dated August 14, 1995, was recorded in the Travis County Official Public Records in Volume 13,280, Page 1045 on October 1, 1998, certifying that the Deed of Trust debt was fully paid by Mortgagors Decedent and Alberto Lanas A/K/A Alberto Eduardo Lañas;

WHEREAS, Decedent died on April 5, 2023, leaving a Will dated July 19, 2022, which was admitted to probate in Cause No. C-1-PB-23-001371, in Probate Court No. 1, Travis County, Texas;

WHEREAS, Letters Testamentary were issued to Decedent’s daughter, Carla Vanessa Lanas A/K/A Carla Vanessa Lañas, as Independent Executor of the Estate of Magali Yolanda Lanas by the aforesaid Probate Court No. 1 of Travis County, Texas, and she filed her oath as required by law and duly qualified as Independent Executor under said Will;

WHEREAS, at the time of her death, Decedent and her son Alberto Lanas A/K/A Alberto Eduardo Lañas each owned one-half of the property interest as tenants in common in the Property, including all improvements thereon, which are more particularly described herein below;

WHEREAS, Decedent’s Will gave her one-half interest in the Property to her sons, Alberto Lanas A/K/A Alberto Eduardo Lañas and Rodrigo Jose Lanas A/K/A Rodrigo Jose Lañas; and,

WHEREAS, Rodrigo Jose Lanas A/K/A Rodrigo Jose Lañas signed a Partial Disclaimer disclaiming any and all interest in the Property on December 9, 2023. On December 12, 2023, and the Partial Disclaimer was filed in the probate records of the Travis County Clerk in Cause No. C-1-PB-23-001371, in Probate Court No. 1, Travis County, Texas.

**Grantor:** Carla Vanessa Lanas A/K/A Carla Vanessa Lañas as Independent Executor of the Estate of Magali Yolanda Lanas, Deceased, Cause No. C-1-PB-23-001371, In the Probate Court No. 1, Travis County, Texas (and herein referred to as "Grantor"), by these presents does GRANT, SELL and CONVEY unto the following Grantee all of Grantor's interest in the below described property (the "Property").

**Grantor's Mailing Address:**

Carla Vanessa Lanas  
1906 David Street  
Austin, Texas 78705  
Travis County

**Grantee:** Alberto Lanas A/K/A Alberto Eduardo Lañas, a single person

**Grantee's Mailing Address:**

Alberto Lanas  
1506 Alguno Road  
Austin, Texas 78757  
Travis County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

LOT 28, BLOCK T, VIOLET CROWN HEIGHTS SECTION TWO "RESUBDIVISION", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 5, PAGE 68, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**Reservations from and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

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 when the claim is by,

through, or under Grantor but not otherwise, 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.

Grantee assumes all ad valorem taxes due on the property for the current year.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Carla Vanessa Lanás A/K/A Carla Vanessa Lañas,  
Independent executor of the estate of Magali  
Yolanda Lanás, deceased

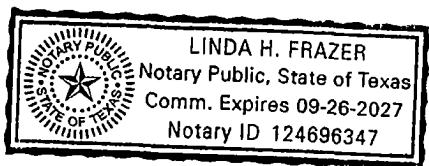
STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on January 18, 2024, by  
Carla Vanessa Lanás A/K/A Carla Vanessa Lañas, as independent executor of the estate of  
Magali Yolanda Lanás, deceased.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_



**INSTANT RETURN**



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2024007093**

Jan 23, 2024 09:02 AM

Fee: \$33.00

HERNANDEZA