Clerk's Note: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon of photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed.

23034836 DEED Total Pages: 4
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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.

GENERAL WARRANTY DEED

DATE: **September 15, 2023**

GRANTOR: **VIRGINIA VILLA, DORA CORTEZ, RALPH TOBAR, BEVERLY RAMIREZ, DATHAN HURT and KANDICE MILLER**

GRANTEE: **MARIA YESENIA ESQUIVEL GUZMAN AND ALEXIS GONZALEZ**
Address: 520 Summit Dr Kyle TX 78640

CONSIDERATION: In consideration of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration which is hereby acknowledged by Grantor. Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee the following described Real Property, to wit:

INTEREST IN THE FOLLOWING PROPERTY OWNED BY GRANTOR (including improvements):

Lot 159, QUAIL RIDGE SUBDIVISION, according to the map or plat thereof, recorded in Volume 2, Page 337, Plat Records, Hays County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and the property taxes for this year and future years, 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.

Grantor, for the same Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without warranty express or implied, the strips or gores, if any, between the Property and abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; together with all and singular the rights and appurtenances thereto, including water rights, claims and permits, easements, and cooperative or association memberships, in any wise belonging, to have and hold it to Grantee, Grantee's heirs, successors or assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to any property conveyed by this paragraph.

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

Dated as first above written.

VIRGINIA VILLA

DORA CORTEZ

RALPH TOBAR

BEVERLY RAMIREZ

THE STATE OF TEXAS
COUNTY OF Hays

This instrument was acknowledged before me on the 15th day of September, 2023 by **VIRGINIA VILLA, DORA CORTEZ, RALPH TOBAR AND BEVERLY RAMIREZ.**

FAITH NOELLE COOKSEY
My Notary ID # 129160726
Expires October 12, 2024

Notary Public, State of TEXAS

MORE SIGNATURE PAGES TO FOLLOW

Dated as first above written.

DATHAN HURT

KANDICE MILLER

THE STATE OF TEXAS
COUNTY OF Waller

This instrument was acknowledged before me on the 15 day of September, 2023 by **DATHAN HURT and KANDICE MILLER.**

ANA C SANTOS
Notary Public, State of Texas
Comm. Expires 07-24-2026
Notary ID 131654084

Notary Public, State of TEXAS

END OF DOCUMENT

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

23034836 DEED
09/20/2023 04:27:03 PM Total Fees: $34.75

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas