

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.

15/17C/PAA/1711285 LAK
WARRANTY DEED

DATE: May 12, 2017

GRANTOR (whether one or more): THOMAS W. DOUGHTIE, a single person

GRANTOR'S MAILING ADDRESS:

5 Sunset Park Cove
Lakeway, Texas 78734

GRANTEE (whether one or more): WAYNE VOIGT and GLENDA VOIGT

GRANTEE'S MAILING ADDRESS:

17150 Round Mountain Road
Leander, TX 78641

CONSIDERATION:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

PROPERTY (including any improvements):

Being 11.93 acres of land, more or less, out of the JOHN W. BRANCH SURVEY, the FRANK KELL SURVEY, the THOMAS INMAN SURVEY, the FRANK INMAN SURVEY, and the E.D. EVANS SURVEY, all of Travis and Williamson County, Texas, same being a portion of that certain Thomas W. Doughtie 192.76 acre tract recorded in Document No. 2017022635, Official Public Records, Travis County, Texas. Said 11.93 acre tract being more particularly described by a metes and bounds description on EXHIBIT "A" attached hereto and made a part hereof.

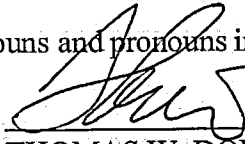
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 2017; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances that affect the property.

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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, administrators, executors, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, administrators, executors, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the property to Grantee, Grantee's heirs, administrators, executors, 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.

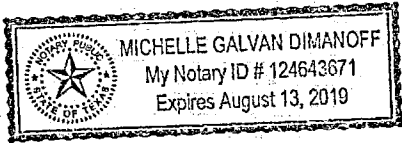
When the context requires, singular nouns and pronouns include the plural.

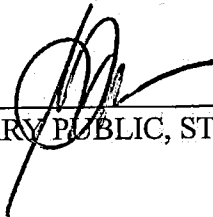


THOMAS W. DOUGHTIE

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 12 day of May, 2017, by THOMAS W. DOUGHTIE.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 11.93 ACRES OF LAND, OUT OF THE JOHN W. BRANCH SURVEY, THE FRANK KELL SURVEY, THE THOMAS INMAN SURVEY, THE FRANK INMAN SURVEY, AND THE E. D. EVANS SURVEY, ALL OF TRAVIS AND WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN THOMAS W. DOUGHTIE 192.76 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2017022635, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 11.93 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a metal fence corner post found in the northerly line of that certain Mary Friou 145 acre tract recorded in Volume 6057, Page 319, Deed Records, Travis County, Texas, same the southwest corner of said 192.76 acre tract, for the southwest corner hereof;

THENCE North 66 degrees 18 minutes 06 seconds West, along the northerly line of said 145 acre tract and the westerly line of said 192.76 acre tract, 958.72 feet to a wood fence corner post found in said line, in the northerly and easterly right-of-way line of Round Mountain Road, at the northwest corner of said 145 acre tract, same being an angle corner in the westerly line of said 192.76 acre tract, for an angle corner in the westerly line hereof;


THENCE North 63 degrees 02 minutes 17 seconds West, along said right-of-way line, continuing along the westerly line of said 192.76 acre tract, 181.51 feet to an iron rod set in said line, for the northwest corner hereof, from which an iron rod found in said line bears, North 63 degrees 02 minutes 17 seconds West, 886.83 feet;

THENCE through said 192.76 acre tract, the following 2 calls,

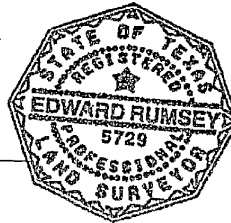
1. North 71 degrees 13 minutes 31 seconds East, 775.05 feet to an iron rod set, for the northeast corner hereof;
2. South 57 degrees 12 minutes 17 seconds East, 975.98 feet to an iron rod set in the northerly line of said 145 acre tract, same being in the southerly line of said 192.76 acre tract, for the southeast corner hereof, from which a metal fence corner post found at the southeast corner of said 192.76 acre tract bears, North 69 degrees 53 minutes 13 seconds East, 821.73 feet;

THENCE South 69 degrees 53 minutes 13 seconds West, along the northerly line of said 145 acre tract and the southerly line of said 192.76 acre tract, 548.00 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0310917

04/10/2017
Date





FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 15 2017 09:39 AM

FEE: \$ 38.00 2017076501

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15/ITC/PAA/1711285-LAK
WARRANTY DEED

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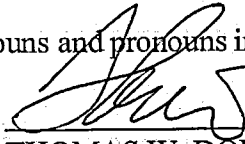
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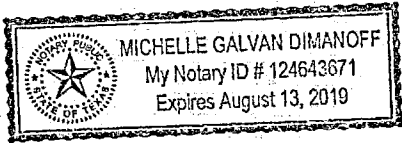
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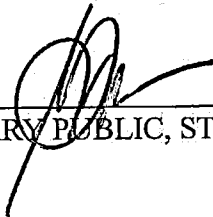


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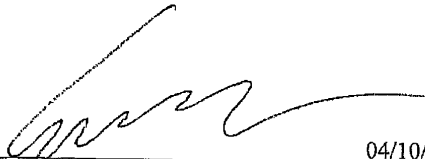
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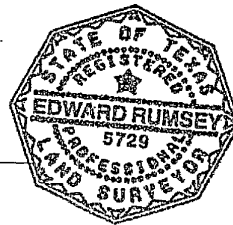
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EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0310917

04/10/2017
Date



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018100156

Pages: 4 Fee: \$29.00
11/13/2018 09:49 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas