

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

3/9/2018 11:20 AM

FEE: \$34.00

ROSE PIETSCH, County Clerk

Bastrop, Texas

DEED 201803310

Warranty Deed
BASTROP COUNTY, TEXAS

AUSTIN TITLE COMPANY
696 HIGHWAY 71 WEST, BLDG 2, SUITE B
BASTROP, TEXAS 78602
AUT18001816-017

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: MARCH 5, 2018

GF# AUT18001816

Grantor: FIDENCIA BARTOLO, A MARRIED PERSON, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN IS MY SOLE AND SEPARATE PROPERTY AND CONSTITUTES NO PART OF MY HOMESTEAD

Grantor's Mailing Address: 12369 Donovan Circle, Austin, TX 78753

Grantee: GARY VIVIANI AND DARLENE VIVIANI

Grantee's Mailing Address: 171 WINCHESTER ROAD, BASTROP, TEXAS 78602

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

Property (including any improvements):

LOT 21, BLOCK C, THE COLONY, SECTION SIX-A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 4, PAGES 146-B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 Conveyance and Exceptions to Conveyance and Warranty.

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

Fidencia Bartolo
FIDENCIA BARTOLO

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Bastrop

This instrument was acknowledged before me on the 9th day of March, 2018, by
FIDENCIA BARTOLO, A MARRIED PERSON.



[Signature]
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

~~AFTER RECORDING RETURN TO:
GARY VIVIANI AND DARLENE VIVIANI
171 WINCHESTER ROAD
BASTROP, TEXAS 78602~~

PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

RETURN TO:
AUSTIN TITLE COMPANY
696 HWY 71 WEST, BLDG 2 SUITE B
BASTROP, TEXAS 78602
GF# AUT18001816-07