

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Feb 09, 2021 01:44 PM Fee: \$30.00

2021028959

Electronically Recorded

General Warranty Deed

Date: January 21, 2021

Grantor: Billy Adams, acting by Kori Adams, agent

Grantor's Mailing Address: 15822 Constitution Lane, Friendswood, Texas 77546

Grantee: Amic Ward

Grantee's Mailing Address: 16801 Constantinople Lane, Round Rock, TX 78664

Consideration:

The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange of property. Any such lien is waived and released by Grantor.

Property (including any improvements):

All of Grantor's interest in that certain tract or parcel lying and being situated in Travis County, Texas, and being Lot Eighty-eight (88), in Block "E", of Westwind Subdivision, Section Two (2), a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200600058, of the Official Record of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2020 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

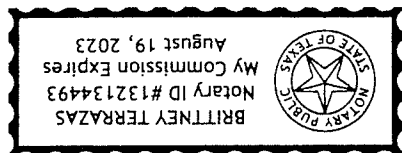
Billy Adams

Kori Adams
Kori Adams, agent

STATE OF TEXAS)

COUNTY OF Brewer)

This instrument was acknowledged before me on January 29th, 2021, by Kori Adams as agent on behalf of Billy Adams.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF
AND RETURNED TO:

3008 Barron Road, Suite 100
College Station, Texas 77845