ELECTRONICALLY RECORDED 2011091248
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GF #18095

26-18095

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROMANY INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

THAT **THE RESERVE AT LAKE TRAVIS, LLC, a Texas limited liability company ("Grantor")**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration paid to it by **RUSSELL HARBISON AND WIFE, GLENDA HARBISON** (collectively, the **"Grantee"**), having a mailing address of 915 San Marino, Sugar Land, Texas 77478, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, that certain real property situated in Travis County, Texas, described below together with all improvements located thereon and all and singular the rights, privileges, hereditaments, and appurtenances pertaining thereto (the **"Property"**):

> **Lot 41 in Block A, The Reserve at Lake Travis, a subdivision located in Travis County, Texas, according to the plat thereof recorded on August 29, 2008, in Document No. 200800255, Official Public Records of Travis County, Texas, further affected by Affidavit of Correction recorded under Document No. 2008196778, Official Public Records of Travis County, Texas.**

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN AND THE WARRANTIES AND REPRESENTATIONS MADE IN THE LOT PURCHASE AGREEMENT BY AND BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, DATED EFFECTIVE APRIL 29, 2011, TOGETHER WITH ALL AMENDMENTS MADE TEHRETO, GRANTOR MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES CONCERNING THE PROPERTY AND ANY OTHER REPRESENTATIONS, STATEMENTS, OR PROMISES MADE BY ANY PERSON ARE UNAUTHORIZED AND ARE NOT BINDING ON GRANTOR. ALL OTHER WARRANTIES WITH RESPECT TO THE PROPERTY HEREBY ARE DISCLAIMED, TO

THE EXTENT PERMITTED BY LAW, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM AND PRACTICE, OR OTHERWISE, INCLUDING ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY, AND FITNESS FOR PARTICULAR PURPOSE; AND GRANTEE REPRESENTS THAT GRANTEE HAS READ AND UNDERSTOOD THIS PROVISION, AND THAT GRANTEE UNDERSTANDS AND AGREES THAT BY HAVING ENTERED INTO THAT CERTAIN LOT PURCHASE AGREEMENT BY AND BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, DATED EFFECTIVE APRIL 29, 2011 AND ACCEPTING THE BENEFITS OF THE LIMITED WARRANTY DESCRIBED HEREIN, GRANTEE KNOWINGLY HAS RELINQUISHED ANY AND ALL OTHER WARRANTIES OF ANY KIND OR NATURE REGARDING THE PROPERTY.

This conveyance is made and accepted subject to those matters shown in Exhibit "A" attached hereto and made a part hereof (**"Permitted Exceptions"**) and to ad valorem taxes for the year 2011 and subsequent years.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto Grantee, its successors and assigns forever, and subject only to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 14 day of June 2011.

GRANTOR:

THE RESERVE AT LAKE TRAVIS, LLC
a Texas limited liability company

By: _____

Name: Hal Jones

Title: President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 14 day of June 2011, by Hal Jones, President of THE RESERVE AT LAKE TRAVIS, LLC, a Texas limited liability company on behalf of said company.

JENNIFER A PROFFITT
Notary Public, State of Texas
My Commission Expires
February 19, 2012

By: _____
Notary Public, State of Texas

IN WITNESS WHEREOF, Grantee has executed this Special Warranty Deed on this the 20 day of June 2011.

GRANTEE:

RUSSELL HARBISON

GLENDA HARBISON

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this 22 day of June 2011, by RUSSELL HARBISON.

KELTON D. PERKINSON
Notary Public, State of Texas
My Commission Expires
7-24-2012

By: _____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this 20 day of June 2011, by GLENDA HARBISON.

KELTON D. PERKINSON
Notary Public, State of Texas
My Commission Expires
7-24-2012

By: _____
Notary Public, State of Texas

EXHIBIT "A"

Permitted Exceptions

1. All covenants, conditions, restrictions, easements, and building lines recorded in Document No. 200800255, Official Public Records, Travis County, Texas and those filed of record in Document No. 2007221533, Document No. 2008141043, Document No. 2008155542, Document No. 2008160520, Document No. 2008160521, Document No. 2008176522, Document No. 2009087889, Document No. 2009093368, Document No. 2009101642, Document No. 2010114935, and Document No. 2010114936 of the Official Public Records, Travis County, Texas.

2. All leases, grants, exceptions, or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto appearing in the public records.

3. Covenants, conditions, obligations, restrictions, easements, charges and liensas set forth in that certain Declaration recorded in Document No. 2008141043 of the Official Public Records of Travis County, Texas.

4. The following, all according to the plat recorded in Document No. 200800255, of the Official Public Records of Travis County, Texas:

- Ten foot (10') public utility easement adjacent to all private streets and joint use access easements
- Seventy five foot (75') Travis County Buffer (75' from the 681 foot contour line) along the rear property line(s).

5. Lower Colorado River Authority inundation easements as set forth in Volume 655, Page 241 and in Volume 610, Page 232 of the Official Public Records of Travis County, Texas and according to the map recorded in Document No. 200800255 of the Official Public Records of Travis County, Texas.

6. Easement as shown in instrument from McCombs Family Partners, Ltd. to Pedernales Electric Cooperative, dated November 20, 2007, recorded in Document No. 2007221525 as corrected in Document No. 2008002914 of the Official Public Records of Travis County, Texas.

7. Easement as shown in instrument from McCombs Family Partners, Ltd., to AT&T dated November 20, 2007 recorded in Document No. 2007221526 as corrected in Document No. 2008002915 of the Official Public Records of Travis County, Texas.

8. Easement as shown in instrument from McCombs Family Partners, Ltd. to Time Warner Cable, dated November 20, 2007 recorded in Document No. 2007221527 as corrected in Document No. 2008002916 of the Official Public Records of Travis County, Texas.

9. Easement as shown in instrument from The Reserve at Lake Travis, LLC, a Texas limited liability company to Hal Jones Development, LLC, a Texas limited liability company, dated December 10, 2008 recorded in Document No. 2008197498 of the Official Public Records of Travis County, Texas.

10. Easement as shown in instrument from The Reserve at Lake Travis, LLC, a Texas limited liability company to Pedernales Electric Cooperative, Inc. dated August 19, 2009 recorded in Document No. 2009142346 of the Official Public Records of Travis County, Texas.

11. Terms, conditions and stipulations contained in that certain Agreement re: the Balcones Canyonlands Conservation Plan-Shared Vision as set forth in Document Nos. 2007128392 and 2007199842, Official Public Records, Travis County, Texas.

12. Terms, conditions and stipulations contained in that certain Notice to Purchasers of Property within The Reserve at Lake Travis, recorded in Instrument No. 2008141044, Official Public Records, Travis County, Texas.

13. Mineral reservation as shown in deed from Lower Colorado River Authority ("LCRA") to The Reserve at Lake Travis, LLC, a Texas limited liability company, dated October 18, 2007 and recorded in Document No. 2007201951 of the Official Public Records of Travis County, Texas.

14. Mineral reservation as shown in deed from Lower Colorado River Authority ("LCRA") to McCombs Legacy, Ltd., a Texas limited partnership, dated October 18, 2007 and recorded in Document No. 2007201952 of the Official Public Records of Travis County, Texas.

15. Mineral reservation as shown in deed from Lower Colorado River Authority ("LCRA") to McCombs Legacy, Ltd., a Texas limited partnership, dated October 18, 2007 and recorded in Document No. 2007201953 of the Official Public Records of Travis County, Texas.

16. Mineral reservation as shown in deed from The Reserve at Lake Travis, LLC, a Texas limited liability company to McCombs Legacy, Ltd., a Texas limited partnership, dated May 15, 2008 and recorded in Document No. 2008082123 of the Official Public Records of Travis County, Texas.

17. Mineral reservation as shown in deed from LCRA to Dona-lee Trotter and David Grimes, Trustees of the Robert Trotter Gift Trust for Thomas U/A/D 5-3-81, dated January 14, 1994 and recorded in Volume 12104, Page 2148 as corrected by Volume 12153, page 1962, Real Property Records of Travis County, Texas.

18. Mineral reservation as shown in deed from The Reserve at Lake Travis, LLC, a Texas limited liability company to Hal Jones, dated October 18, 2007 and recorded in Document No. 2007201954 of the Official Public Records of Travis County, Texas.

19. Mineral reservation as shown in deed from Lower Colorado River Authority ("LCRA") to Hal Jones, dated May 15, 2008 and recorded in Document No. 2008082122 of the Official Public Records of Travis County, Texas.

20. Any titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments or other entities, (1) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or (2) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (3) to filled-inlands, or artificial islands, or (4) to statutory water rights, including riparian rights, or (5) to the area extending from the line of the mean low tide to the line ofthe vegetation, or the rights of access to that area or easement along and across the area.

GF #18095

After recording return to:
Trinity Title of Texas
Attn: Dana Bateman
3315 RR 620 South, Suite 200
Austin, TX 78738

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
June 23 2011 03:54 PM
FEE: $ 40.00 **2011091248**