

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Rose Pietsch

ROSE PIETSCH, County Clerk  
Bastrop Texas

May 05, 2021 02:04:49 PM 202109127  
FEE: \$54.00  
DEED

15/ITC/2101557-ELG/ WER General 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:** May 4, 2021

**Grantor:** CHRISTINE LILLY, TAMARA OLMSTEAD, AARON DUREN, and BOBBY JOINER, each owning, occupying and otherwise claiming other property as homestead and dealing in his or her separate property and estate

**Grantor's Mailing Address:**

Tamara Olmstead  
1101 Winifred Dr  
Tallahassee, FL 32308

Christine Lilly  
515 Old McDade Rd  
Elgin, TX 78621

**Grantee:** OHANA HOMES, LLC

**Grantee's Mailing Address:**

222 Houston St  
Elgin, TX 78621

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being 0.947 acres of land, more or less, being out of and a part of the THOMAS GARRETSON SURVEY, ABSTRACT A-178, Bastrop County, Texas, and being all of that certain 0.849 acre tract of land conveyed to Bobby Joiner, et al by deed recorded in Volume 1655, Page 107, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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 taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

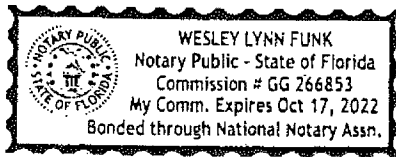
When the context requires, singular nouns and pronouns include the plural.

*Signature and acknowledgment pages follow.*

Tamara Olmstead  
TAMARA OLMSTEAD

*FLORIDA*  
STATE OF TEXAS *wrt* §  
COUNTY OF Leon §

This instrument was acknowledged before me on the 4<sup>th</sup> day of May, 2021, by TAMARA OLMSTEAD.

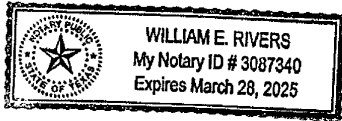


Wesley Lynn Funk  
NOTARY PUBLIC, State of Texas *wrt*  
*FLORIDA*  
Wesley Lynn Funk

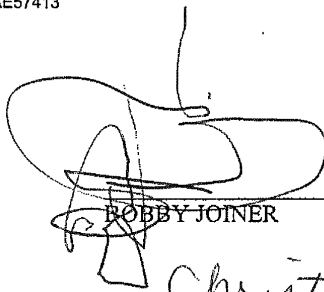
Christine Lilly  
CHRISTINE LILLY

STATE OF TEXAS     §  
                                  §  
COUNTY OF Bastrop §

This instrument was acknowledged before me on the 4 day of May, 2021, by  
CHRISTINE LILLY.



William E. Rivers  
NOTARY PUBLIC, State of Texas

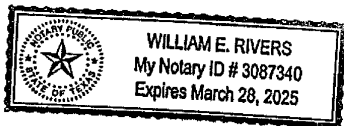
  
BOBBY JOINER

  
CHRISTINE LILLY, Witness

STATE OF TEXAS §

COUNTY OF Bastrop §

This instrument was acknowledged before me on the 4 day of May, 2021, by BOBBY JOINER.



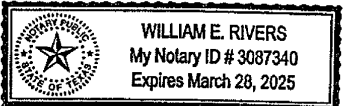
  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §


COUNTY OF Bastrop §

Before me William E. Rivers (here insert name and character of office) on this day personally appeared CHRISTINE LILLY, known to me/ proved to me by Texas D.L., to be the person whose name is subscribed as a witness to the foregoing instrument of writing and after being duly sworn by me stated on oath that she read the instrument to BOBBY JOINER, the grantor, and that he/she then saw BOBBY JOINER, the grantor subscribe the instrument and that BOBBY JOINER, the grantor, acknowledged in his/her presence that BOBBY JOINER, the grantor, had executed the same for the purposes and consideration therein expressed and that he/she had signed the same as a witness at the request of the grantor.

Given under my hand and seal of office this 4 day of May, 2021

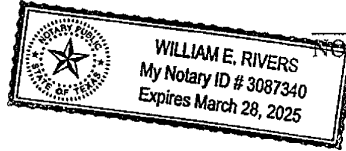



  
NOTARY PUBLIC, State of Texas

  
AARON DUREN

STATE OF TEXAS       §  
                                  §  
COUNTY OF   Tarrant   §

This instrument was acknowledged before me on the   4   day of   May  , 2021, by  
AARON DUREN.



  
NOTARY PUBLIC, State of Texas

**JAMES E. GARON  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

185 McAllister Road  
Bastrop, Texas 78602  
512-303-4185  
Firm Reg. #10058400  
jgaron@austin.rr.com

February 4, 2021

Exhibit "A"

**LEGAL DESCRIPTION:** BEING A 0.957 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE THOMAS GARRETSON SURVEY, ABSTRACT 178 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.849 ACRE TRACT OF LAND CONVEYED TO BOBBY J. JOINER ET AL BY DEED RECORDED IN VOLUME 1655, PAGE 107 AND ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO MARY CLARK HOUSTON BY DEEDS RECORDED IN VOLUME 99, PAGE 72 AND VOLUME 106, PAGE 270 DEED RECORDS, BASTROP COUNTY, TEXAS; SAID 0.957 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES, INC. IN JANUARY, 2021:

**BEGINNING** at a 1/2" iron rod found at the intersection on the southerly margin of Monroe Street with the westerly margin of Washington Street for the northeasterly corner hereof and Mary Clark Houston tract recorded in Volume 106, Page 345 of said deed records;

THENCE S 09°33'12" W a distance of 269.97 feet along Washington Street to a fence corner post found for the southeast corner hereof and said Houston tract (106/345) and the northeast corner of that certain 22,411.21 S.F. tract of land conveyed to Emma Grace Mosby and as described in Volume 477, Page 594 and Volume 230, Page 633 of said deed records;

THENCE N 81°22'16" W a distance of 96.66 feet to a fence corner post found for a corner of said Mosby tract and the southwest corner of said Houston tract (106/345);

THENCE N 11°43'08" E a distance of 50.68 feet to a 60D nail set for the southeast corner of said Houston tract recorded in Volume 99, Page 72 of said deed records;

THENCE N 78°16'52" W a distance of 38.00 feet to a calculated point in the east line of that certain tract of land conveyed to R.L. Milligan and Helen Milligan by deed recorded in Volume 315, Page 769 of said deed records;

THENCE N 11°43'08" E a distance of 40.00 feet to a 60D nail set for the northeast corner of said Milligan tract;

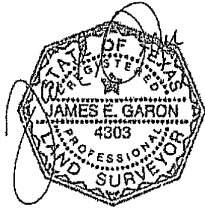
**EXHIBIT A**  
(Page 1 of 2)

THENCE N 78°51'25" W a distance of 66.00 feet to a 60D nail set in the easterly line of that certain 0.603 acre tract of land conveyed to Bertin Arellano and Eny Arellano by deed recorded in Document #201714564 official records, Bastrop County, Texas for the northwest corner of said Milligan tract and the southwest corner hereof and said Houston tract (99/72);

THENCE N 11°08'35" E a distance of 142.25 feet to a fence corner post found in the southerly margin of Monroe Street for the northwest corner hereof and said Houston tract (99/72) and the northeast corner of said Arellano tract;

THENCE N 89°09'15" E a distance of 196.45 feet along Monroe Street to the **POINT OF BEGINNING**, containing 0.957 acre of land, more or less as shown on map of survey prepared herewith;

Surveyed by:



James E. Garon  
Registered Professional Land Surveyor  
Server: Co\Bastrop\Surveys\Thomas Garretson\13621

**EXHIBIT A**  
(Page 2 of 2)