

General Warranty Deed

#23-773586-AL

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 15, 2024

Grantor: John D Allen and Suzanne Allen, a married couple

Grantor's Mailing Address: 413 Clear Shadow
Cedar Park, TX 78613

Grantee: Richard York and Sabrina Carlson, as joint tenants in common with rights of survivorship

Grantee's Mailing Address: 204 Sunshine Spicewood, TX 78669

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 187, Lakeside Beach, Unit 1, an Addition in Burnet County, Texas, according to the Map or Plat recorded in Volume 1, Page 50, (15D-16A) Plat Records of Burnet County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Burnet County, Texas.

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.

**THE STATE OF TEXAS
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Burnet County, Texas.

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03/18/2024 11:33:39 AM Total Fees: \$29.00

Vicinta Stafford, County Clerk
Burnet County, Texas

Vicinta Stafford

