ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

KRISTA BARTSCH, County Clerk
Bastrop Texas
April 05, 2024 03:49:25 PM
FEE: $41.00
DEED

202405647

INDEPENDENCE TITLE (BASTROP)

GF NO. 2410056-BAS

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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS: THAT**
COUNTY OF BASTROP §

GENE AUTRY SIMONS, JR., SHEILA CARRIETTA SIMONS, ZENOBIA DORMAN, AND ASHLE MARIE MANOR, as our sole and separate property and estates ("**Grantor**"), whose mailing address is 17303 Ardisia Dr, Pflugerville, TX 78660,
for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to Grantor in hand paid by **DEER TRAIL PROPERTIES** ("**Grantee**"), whose mailing address is PO Box 735, Pasadena, TX 77501,
the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following real property, together with all improvements thereon (the "**Property**"):

Lot 2-3, Block 1, TAHITIAN VILLAGE, UNIT 2, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 76B, Plat Records of Bastrop County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject (i) to the liens securing payment of ad valorem taxes for the current and all subsequent years; and (ii) easements, liens, reservations, covenants, conditions, and restrictions of record in **Bastrop County, Texas**, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this Deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

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

EXECUTED as of the acknowledgment date below, EFFECTIVE for all purposes as of the 4th day of April, 2024.

GRANTOR:

GENE AUTRY SIMONS, JR.

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Travis §

Before me, a Notary Public, on the 4th day of April, 2024, personally appeared **GENE AUTRY SIMONS, JR.,** who acknowledged that he did sign the foregoing instrument, and acknowledged to me that he executed the same for the uses and purposes and consideration therein expressed.

Notary Public, State of Texas

C. WOOSTER
Notary Public
STATE OF TEXAS
ID# 2569390
My Comm. Exp. November 9, 2027

EXECUTED as of the acknowledgment date below, EFFECTIVE for all purposes as of the 4th day of April, 2024.

GRANTOR:

SHEILA CARRIETTA SIMONS

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Travis §

Before me, a Notary Public, on the 4th day of April, 2024, personally appeared **SHEILA CARRIETTA SIMONS,** who acknowledged that she did sign the foregoing instrument, and acknowledged to me that she executed the same for the uses and purposes and consideration therein expressed.

C. WOOSTER
Notary Public
STATE OF TEXAS
ID# 2589390
My Comm. Exp. November 9, 2027

Notary Public, State of Texas

EXECUTED as of the acknowledgment date below, EFFECTIVE for all purposes as of the 4th day of April, 2024.

GRANTOR:

Zenobia Dorman
ZENOBIA DORMAN

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Travis §

Before me, a Notary Public, on the 4th day of April, 2024, personally appeared **ZENOBIA DORMAN,** who acknowledged that she did sign the foregoing instrument, and acknowledged to me that she executed the same for the uses and purposes and consideration therein expressed.

C. WOOSTER
Notary Public
STATE OF TEXAS
ID# 2589390
My Comm. Exp. November 9, 2027

C. Wooster
Notary Public, State of Texas

EXECUTED as of the acknowledgment date below, EFFECTIVE for all purposes as of the 5th day of April, 2024.

GRANTOR:

Ashle Marie Manor
ASHLE MARIE MANOR

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Ellis §

Before me, a Notary Public, on the 5TH day of April, 2024, personally appeared **ASHLE MARIE MANOR,** who acknowledged that she did sign the foregoing instrument, and acknowledged to me that she executed the same for the uses and purposes and consideration therein expressed.

NOTARY PUBLIC STATE OF TEXAS
Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

Abi Gutierrez
Notary Public, State of Texas
Notarized online using audio-video communication
Electronically signed and notarized online using the Proof platform.