

**Special Warranty Deed****Date:** 3/29/17**Grantor:** Amanda K. Still**Grantor's Mailing Address:**

125 Limestone Drive  
Georgetown, Texas 78628  
Williamson County

**Grantee:** Brian Still**Grantee's Mailing Address:**

209 Ridgeview Drive  
Georgetown, Texas 78628  
Williamson County

**Consideration:**

The division of property in Cause No. 16-3454-FC4, styled "In the Matter of the Marriage of Amanda K. Still and Brian E. Still and In the Interest of Hilary Still, Colton Still and Carter Still, Minor Children.," entered in the County Court at Law Number Four of Williamson County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of two hundred and seventy thousand and seventy-three dollars (\$270,073.00) dated June 4, 2008, executed by Amanda K. Still and Brian E. Still, and payable to the order of Colonial Bank, N.A. The note is secured by a vendor's lien retained in a deed dated October 4, 2007, from T. Gerry Gamble to Amanda K. Still and Brian Still, and additionally secured by a deed of trust dated October 4, 2007, from Amanda K. Still and Brian Still to Malcom Holland, Trustee, recorded in the official public records of real property of Williamson County, Texas document no. 2000025866. Grantee agrees to indemnify and hold Grantor harmless from payment of the

note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

**Property (including any improvements):**

LOT 72, GABRIELS OVERLOOK SECTION ONE, ACCORDING TO THE MAP OR FLAT THEREOF, RECORDED IN CABINET S, SLIDE 218, FLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

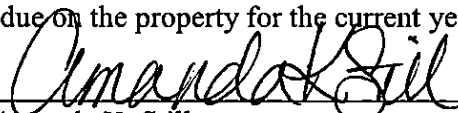
**Reservations from Conveyance and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Grantee assumes all ad valorem taxes due on the property for the current year.

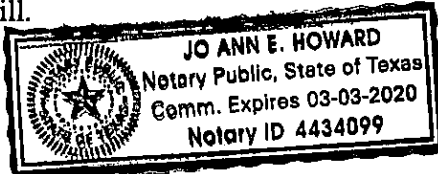
  
Amanda K. Still

STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§

This instrument was acknowledged before me on March 29, 2017 by Amanda

K. Still.



*Jo Ann E. Howard*  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

PiperBurnett  
6034 W. Courtyard Drive, Suite 140  
AUSTIN, TX 78730  
Tel: (512) 472-5060  
Fax: (512) 472-5427

**AFTER RECORDING RETURN TO:**

PiperBurnett  
6034 W. Courtyard Drive, Suite 140  
AUSTIN, TX 78730  
Tel: (512) 472-5060  
Fax: (512) 472-5427

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

① Law Office of J Randall  
Grimes  
310 S. Austin Ave  
Georgetown, TX  
78626

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2017027496

DEED Fee: \$33.00  
03/29/2017 03:05 PM Mbarrick



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas