FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Rebecca Guerrero, County Clerk
Travis County, Texas
Mar 31, 2022 10:48 AM Fee: $30.00
2022058897
Electronically Recorded

WARRANTY DEED

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

THAT **CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP** (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations cash in hand paid by **GEORGE LEE, A MARRIED PERSON** whose address is **2108 DALESIDE LANE, AUSTIN, TX 78754** (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 161, BLOCK F, OF PIONEER HILL SECTION 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201900245, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Cash Warranty Deed
TX_CashWarDeed
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Executed to be effective as of the 30 day of March 2022.

CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
By: **CHTEX OF TEXAS, INC., A CORPORATION, GENERAL PARTNER**

Darla I Fordyce

By:
Its: DARLA I. FORDYCE, ASSISTANT SECRETARY

THE STATE OF Texas

COUNTY OF Williamson

This instrument was acknowledged before me on the 30 day of March, 2022, by DARLA I. FORDYCE, ASSISTANT SECRETARY, of CHTEX OF TEXAS, INC., a Corporation, General Partner of CONTINENTAL HOMES OF TEXAS, L.P., a TEXAS LIMITED PARTNERSHIP, on behalf of said LIMITED PARTNERSHIP.

Celia Parada

Notary Public, State of Texas

RETURN TO:
GEORGE LEE.
2108 DALESIDE LANE
AUSTIN, TX 78754

CELIA ANN PARADA
Notary Public, State of Texas
Comm. Expires 06-05-2022
Notary ID 5844303

Cash Warranty Deed
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