

13-02660

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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.

WARRANTY DEED
(Cash Deed)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LLANO

THAT THE UNDERSIGNED,

D. Jarrett Bates and Sharon W. Bates, Husband and Wife,

hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the "Grantee," whether one or more, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto,

D. Jarrett Bates, a married man,

referred to as "Grantee," whether one or more, all the real property described as follows:

Being a 1.58 acre tract of land, more or less, comprised of Lot No. Two Hundred Thirty-Eight (238) and the North one-half of Lot No. Two Hundred Thirty-Nine (N 1/2 of Lot 239), Blue Lake Estates, Unit No. Four (4), a subdivision located in Llano County, Texas, according to the record in Volume 97, Page 241, Deed Records or Llano County, Texas; and being more particularly described by metes and bounds on Exhibit "A" attached.

FOR INFORMATIONAL PURPOSES ONLY: The above described property is also known as 213 Beaver Circle, Horseshoe Bay, TX 78657

Tax ID No. 24092

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Llano County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the

rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Given to comply with the terms of a Reverse Mortgage loan.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 16th day of May, 2013.

D Jarrett Bates
By: D. Jarrett Bates

Sharon W. Bates
By: Sharon W. Bates

Grantee's Address:

213 Beaver Circle
Horseshoe Bay, TX 78657

THE STATE OF TEXAS
COUNTY OF LLANO

STATE OF TEXAS
COUNTY OF LLANO

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Llano County, Texas.



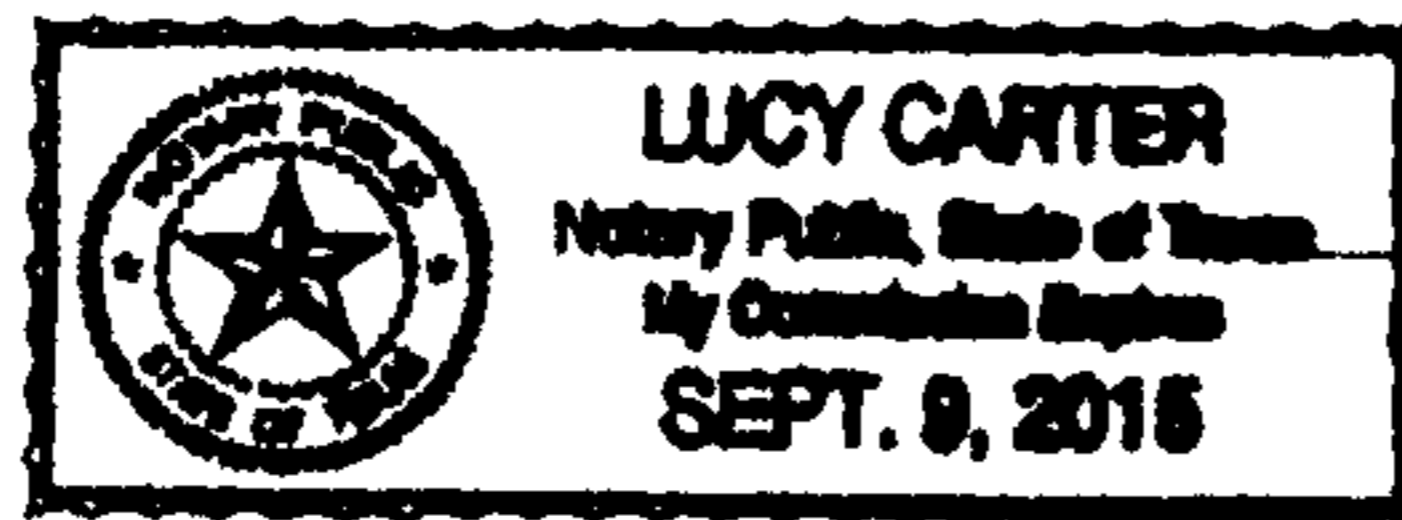
Bette Sue Hoy

BETTE SUE HOY
COUNTY CLERK, LLANO CO, TEXAS
VOL. 1544 PAGE 3892-3893
RECORDED 6-18-13

FILED
AT 10:28 O'CLOCK AM
ON the 18 DAY OF
June A.D.
2013.

BETTE SUE HOY
COUNTY CLERK
LLANO COUNTY, TEXAS
BY N. BAUMAN
DEPUTY
✓ 20
PD

The foregoing instrument was acknowledged before me on the 16th day of May, 2013, by D. Jarrett Bates and Sharon W. Bates.



Lucy Carter
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME OF NOTARY
Lucy Carter

After Recording Return to:

✓ **Texas Pioneer Title Agency**
103 W. McDermott, Suite 100
Allen, TX 75013

MY COMMISSION EXPIRES:
9/9/2015