

GENERAL WARRANTY DEED

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: October 17, 2016

GRANTOR: Jaime Irizarry

GRANTOR'S MAILING ADDRESS: 1305 Kennneys Way Round Rock Tx. 78665

GRANTEE: Cynthia G. Velez

GRANTEE'S MAILING ADDRESS: 2308 Butler Way Round Rock TX 78665

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

All of Grantor's undivided interest in and to the following described property:

Lot 12, Block "K", SETTLERS CROSSING SECTION 2, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Y, Slides 16-17, of the Plat Records of Williamson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2016 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and

singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

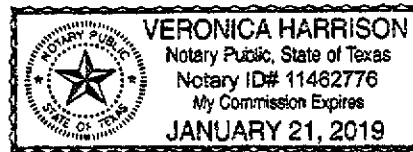
Jaime Irizarry
Jaime Irizarry

State of Texas
County of Williamson

This instrument was acknowledged before me on the 17 day of October, 2016, by Jaime Irizarry.

Veronica Harrison
Notary Public, State of TX

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 16011185



After Recording Return To:

Cynthia G. Vélez
2308 Butler Way
Round Rock TX 78665

Do1185-fw

AFTER RECORDING RETURN TO:
(07) Austin Title Company
901 Cypress Creek Road, Suite 204
Cedar Park, TX 78613
GF# 16011185-070

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2016098828

Pages: 3 Fee: \$25.00
10/20/2016 09:38 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas