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OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 04, 2019 03:47 PM Fee: \$34.00

**2019135936**

\*Electronically Recorded\*

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# 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: September 4, 2019

GRANTOR: Sean Lyons and Jennalie Lyons

GRANTOR'S MAILING ADDRESS: \_\_\_\_\_

GRANTEE: Jeffrey W. Knipp and Suzanne Griffin Knipp

GRANTEE'S MAILING ADDRESS: 3112 WINDSOR ROAD, SUITE 132  
AUSTIN, TX 78703

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Lot 15, Block 6, FIRST SECTION OF PEMBERTON HEIGHTS ADDITION TO AUSTIN, TRAVIS COUNTY, TEXAS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 136 of the Plat Records of Travis County, Texas.


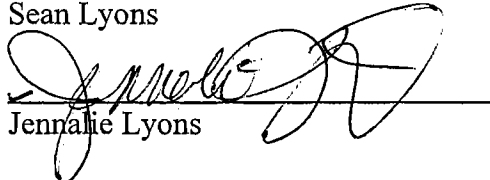
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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 2019 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.

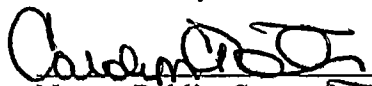
When the context requires, singular nouns and pronouns include the plural.

  
Sean Lyons  
  
Jennalie Lyons

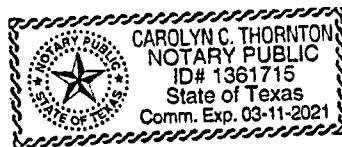
Acknowledgement

State of Texas  
County of Tarrant

This instrument was acknowledged before me on the 4th day of September, 2019, by Sean Lyons and Jennalie Lyons.

  
Notary Public, State of Texas

Prepared by:  
Hancock McGill & Bleau, LLLP  
Attorneys at Law  
File No. 201900896



After Recording Return To:

201900896 CCT  
11 CF#  
RETURN TO: HERITAGE TITLE  
2500 BEE CAVES BLDG 1 SUITE 100  
AUSTIN, TEXAS 78746

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