

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS*Rose Pietsch*

11/14/2013 10:37 AM

FEE: \$20.00 BOOK: 2278 PAGE: 329

ROSE PIETSCH, County Clerk
Bastrop, Texas
DEED 20131484311/26/2041/TK/BA
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: NOVEMBER 7, 2013

GF# 26411

Grantor: MAI T. LE

Grantor's Mailing Address:

Grantee: JOHN BUTLER AND KATHY SCAFIDI

Grantee's Mailing Address:

*3402 Clearview Rd
Roswell, NM. 88201*

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

LOT 61, OF LA REATA RANCH SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET 3, PAGES 172A-175A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Reservations from Conveyance: NONE**Exceptions to Conveyance and Warranty:**

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 Conveyance and Exceptions to Conveyance and Warranty.

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

maithile
MAI T. LE

(Acknowledgment)

THE STATE OF TEXAS Bastrop
COUNTY OF _____

This instrument was acknowledged before me on the 7 day of November, 2013, by
MAI T. LE.

Tara Knox



Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
JOHN BUTLER AND KATHY SCAFIDI

PREPARED IN THE LAW OFFICE OF:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET, SUITE 200
FORT WORTH, TEXAS 76107-6812