TRV 2016192995
2 PGS

Special Warranty Deed

Date: 11-15, 2016

Grantor: MICHAEL BERRY

Grantor's Mailing Address:

8600 N. FM 620 #2642
Austin, Texas 78726

Grantee: MISTI BERRY

Grantee's Mailing Address:

2715 Lovett Lane
Cedar Park, Texas 78613

Consideration:

The division of property in Cause No. 15-1635-F395 styled "In the Matter of the Marriage of Misti Berry and Michael Berry and in the Interest of K.R.B, L.M.B., and M.R.B, Children," entered in the 395th Judicial District Court of Travis County, Texas, and ten dollars and other valuable consideration paid by Grantee. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

LOT 8 BLOCK C CYPRESS CANYON SUBDIVISION SECTION 1-A IN TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT RECORD OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Locally known as 2715 Lovett Lane, Cedar Park, Texas

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Grantor reserves no interest in any oil, gas and other minerals in and under and that may be produced from the property.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person

whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Grantee assumes all ad valorem taxes due on the property for the current year.

MICHAEL BERRY

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on August 24, 2016 by MICHAEL BERRY.

PAULA HATFIELD
Notary Public, State of Texas
My Commission Expires
May 05, 2019

Notary Public, State of Texas

PREPARED BY:

Benouis Law, LLP
1717 West 6th Street
Hartland Plaza, Suite 315
Austin, TX 78703

AFTER RECORDING RETURN TO:

Benouis Law, LLP
1717 West 6th Street
Hartland Plaza, Suite 315
Austin, TX 78703

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nov 18, 2016 03:11 PM 2016192995
GONZALESM: $30.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS