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Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

March 12, 2025 08:31:19 AM

FEE: \$29.00

202504341

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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 3rd 2025

Grantor: Nina Kathryn Kelley, In her Capacity as Independent Executor of the Estate of William Dabney Ballard, Deceased, No. 13059, Bastrop County Court Acting in Probate

Grantee and Grantee's mailing address (including county)

Diane Kelley Ballard, Individually
1120 Cabelas Blvd., #203
Buda, Texas 78610

Consideration:

To fulfill the terms of the Will of William Dabney Ballard

Property (including any improvements):

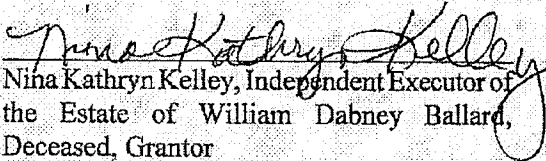
Lot 18, of TOWERING OAKS ESTATES TWO, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Cabinet 3, Page 151-B, Plat Records of Bastrop County, Texas and corrected and modified by Scrivener's Affidavit of Error recorded in Volume 986, Page 321, Official Records, Bastrop County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictions, covenants, easements, and outstanding mineral reservations, rights and royalties, if any, shown of record in the hereinabove mentioned county and state, and to all zoning laws,

regulations and ordinances of municipal and/or other governmental authorities, if any.

Grantor, in her capacity as Independent Executor of the Estate of William Dabney Ballard, Deceased, for the consideration and subject to the exceptions to conveyance and warranty, gives, and conveys to Grantee, in her individual capacity, 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, and assigns. Grantor, in her capacity as Independent Executor of the Estate of William Dabney Ballard, Deceased, 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 exceptions to conveyance and warranty. When the context requires, singular nouns and pronouns include the plural.

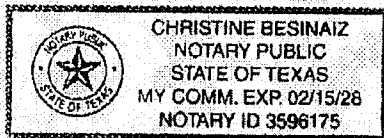

Nina Kathryn Kelley, Independent Executor of
the Estate of William Dabney Ballard,
Deceased, Grantor

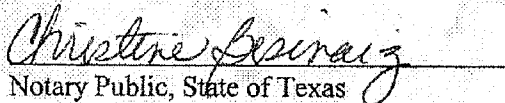
STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on the 5th day of March, 2025, by Nina

Kathryn Kelley, Independent Executor of the Estate of William Dabney Ballard, Deceased.




Notary Public, State of Texas

SEAL

AFTER RECORDING RETURN TO:
Lawrence A. Russell
Wilson, Sterling & Russell
921 W. New Hope Drive, #403
Cedar Park, Texas 78613

PREPARED IN THE LAW OFFICE OF:
Lawrence A. Russell
Wilson, Sterling & Russell
921 W. New Hope Drive, #403
Cedar Park, Texas 78613

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