ELECTRONICALLY RECORDED 2025082047
Williamson County, Texas Total Pages: 3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

WARRANTY DEED

Date:

FEBRUARY 18, 2013

Grantor:

ECANCELLO, LLC – SERIES A D/B/A ECANCELLO LEANNE, A TEXAS LIMITED LIABILITY COMPANY

Grantor's Mailing Address:

203 ALYSSA DRIVE
GEORGETOWN, TEXAS 78633-4472
WILLIAMSON COUNTY

Grantee:

DANIEL JOHN MORELLI AND LAURA C. MORELLI

Grantee's Mailing Address:

203 ALYSSA DRIVE
GEORGETOWN, TEXAS 78633-4472
WILLIAMSON COUNTY

Consideration:

GOOD AND VALUABLE CONSIDERATION

Property (including any improvements):

LOT 7, BLOCK G, WOODLAKE PHASE 4, AN ADDITION TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDE 40, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (COMMONLY KNOWN AS 300 LEANNE DRIVE, GEORGETOWN, TEXAS 78633)

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

VALIDLY EXISTING EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT; ALL PRESENTLY RECORDED AND VALIDLY EXISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, OIL AND GAS LEASES, MINERAL INTERESTS OUTSTANDING IN PERSONS OTHER THAN GRANTOR, AND OTHER INSTRUMENTS, OTHER THAN CONVEYANCES OF THE SURFACE FEE ESTATE, THAT AFFECT THE PROPERTY; VALIDLY EXISTING RIGHTS OF ADJOINING OWNERS IN ANY WALLS AND FENCES SITUATED ON A COMMON BOUNDARY; ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES; ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS; TAXES FOR 2013 AND SUBSEQUENT ASSESSMENTS FOR THAT AND PRIOR YEARS DUE TO CHANGE IN LAND USAGE, OWNERSHIP, OR BOTH, THE PAYMENT OF WHICH GRANTEE ASSUMES, AND ALL OTHER RIGHTS, OBLIGATIONS, AND MATTERS ARISING FROM AND EXISTING BY REASON OF THE AUTHORITY OF ANY COUNTY OR OTHER APPLICABLE GOVERNMENTAL DISTRICT, AGENCY, AUTHORITY, ETC.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

MANGER OF ECANCELLO, LLC - Series A d/b/a Ecancello Leanne

Daniel J. Morelli
Co-trustee of the Morelli Trust dated February 1, 2013

Laura C. Morelli
Co-trustee of the Morelli Trust dated February 1, 2013

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on October 16, 2025 by Daniel J. Morelli and Laura C. Morelli, trustees of the Morelli Trust dated February 1, 2013, as Manager of ECANCELLO, LLC – Series A d/b/a Ecancello Leanne.

Notary Public, State of Texas

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025082047

Pages: 3 Fee: $29.00
10/16/2025 03:12 PM
OSALINAS

Nancy E. Rister, County Clerk
Williamson County,Texas