

Prepared By and After Recording Return to:

Law Office of Kyle Robbins, PLLC

3800 N. Lamar Blvd., Suite 200, Austin TX 78756

Send Tax Statements to Grantee (Name and Address):

Mark and Marilyn Music

3005 Pepper Grass Trail, Cedar Park TX 78613

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.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, express or implied, does or shall exist Mark C. Music and wife, Marilyn R. Music, a married couple, hereinafter referred to as "Grantor," whether one or more, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Mark C. Music and Marilyn R. Music, Trustees of the Mark and Marilyn Music Living Trust dated August 28, 2019, and any amendments thereto, hereinafter referred to as "Grantee," whether one or more, all of their interest in that certain tract or parcel of land lying and being situated in the City of Cedar Park, County of Williamson, State of Texas, and more particularly described as follows:

Lot Fourteen (14), Block "N", ANDERSON MILL WEST SECTION THREE, a subdivision in Williamson and Travis Counties, Texas, according to the map or plat thereof recorded in Cabinet H, Slides 13-15, Plat Records of Williamson County, Texas and in Volume 86, Pages 97A-97C, Plat Records of Travis County, Texas. Said lot lying wholly in Williamson County, Texas.

(Improvements thereon commonly referred to as 3005 Pepper Grass Trail, Cedar Park, Texas 78613)

Prior instrument of reference: Warranty Deed with Vendor's Lien, Recorded in Volume 1576, Pages 375-376, of the Recorder of Williamson County, Texas.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantee, its successors and assigns forever; and Grantor herein hereby binds himself, his successors, assigns, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, 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, but only to the extent that they are still in effect, relating to the hereinabove described property.

WITNESS Grantor's hand this 28th day of August 2019.

Mark C. Music
Mark C. Music, Grantor

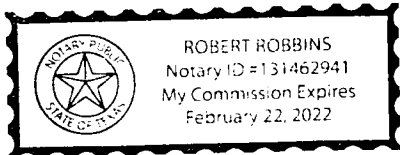
Marilyn R. Music
Marilyn R. Music, Grantor

STATE OF TEXAS)

)

COUNTY OF TRAVIS)

Before me, Mark C. Music and Marilyn R. Music, on this day personally appeared, known to me. Given under my hand and seal of office this 28th day of August 2019.



Robert Robbins
Notary Public

Mailing Address of Grantee:
Name: Rodney V. Wagner, III and Tawni T. Hart-Wagner
Address: 2708 Rain Song, Leander, Texas 78641

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019085877

Pages: 3 Fee: \$25.00
09/12/2019 11:00 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas