FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
May 26, 2020 03:53 PM Fee: $34.00
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Electronically Recorded

15/ITC/RC/ 2012741 -BAL

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 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: May 14, 2020 to be effective May 19th 2020

Grantor: 301 WEST AVENUE 5002, LLC

Grantor's Mailing Address:

18560 North Bay Road
Sunny Isles Beach, FL 33160

Grantee: NOOSHA NARIMANI

Grantee's Mailing Address:

301 West Avenue, #5002
Austin, TX 78701

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Unit 5002, THE INDEPENDENT CONDOMINIUMS, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2017206297, as amended in Document Nos. 2018139287, 2019042244, 2019042321 and 2020008043, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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, and water 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; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

By acceptance hereof, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

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

301 WEST AVENUE 5002, LLC

By: LEVLAND CAPITAL II, LLC,
Sole Member

By: _____

PARVINDER S. THIARA, Manager

STATE OF NY §
§
COUNTY OF SUFFOLK §

This instrument was acknowledged before me on the 14 day of MAY, 2020, by PARVINDER S. THIARA, Manager of LEVLAND CAPITAL II, LLC, on behalf of said limited liability company in its capacity as Sole Member of 301 WEST AVENUE 5002, LLC, on behalf of said limited liability company.

Silvia Cristovao
NOTARY PUBLIC, State of NY

~~NOTARIZED ONLINE USING AUDIO-VIDEO COMMUNICATION~~ SC

SILVIA CRISTOVAO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CR6325857
Qualified in Suffolk County
My Commission Expires 06-08-2023