ELECTRONICALLY RECORDED **2018127517**

TRV 2 PGS

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.

WARRANTY DEED

03-25434 CB IBV

DATE: August 9, 2018

GRANTOR (whether one or more): JOHN BENAK, dealing in his separate property

GRANTOR'S MAILING ADDRESS:
3011 Wadsworth Way
Austin, Texas 78748

GRANTEE (whether one or more): CAROLYN MARIE PILGREEN and SEAN DENNIS O'CONNELL

GRANTEE'S MAILING ADDRESS:
3011 Wadsworth Way
Austin, Texas 78748

CONSIDERATION:

TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements):

Lot 63, Block A, of TANGLEWOOD FOREST SECTION FOUR PHASE C, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 83, Page 172D-173A, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; ad valorem taxes for 2018; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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 reservations from and exceptions to conveyance and warranty.

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

JOHN BENAK

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 9 day of August, 2018, by JOHN BENAK.

CATHY A. BADE
Notary Public, State of Texas
Notary ID# 224058-7
My Commission Expires
AUGUST 22, 2020

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
Carolyn Marie Pilgreen
Sean Dennis O'Connell
3011 Wadsworth Way
Austin, Texas 78748

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
August 10 2018 02:17 PM
FEE: $ 30.00 **2018127517**