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OFFICIAL PUBLIC RECORDS



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 09, 2022 09:20 AM Fee: \$30.00

2022043228

Electronically Recorded

Lawyers Title
GF# 1900182200200

After Recording Return to:

3214 Silk Oak Drive LLC

32 Heck Ave
Ocean Grove NJ 07756

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.

GENERAL WARRANTY DEED

Date: March 4, 2022

Grantor: Lisbeth Suzanne Robinson aka Lizbeth Suzanne Robinson

Grantee: 3214 Silk Oak Drive LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 32 HECK AVE, OCEAN GROVE NJ 07756

Consideration: TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand received and hereby acknowledged.

Property (including any improvements):

Lot 31, Block C, CHERRY CREEK SECTION 11, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 91, Page 74, Plat Records of 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 by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2022 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4)

water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area; validly existing easements, reservations or exceptions which are recorded in the real property records of the County where the Property is located.

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.

GRANTOR:

Lisbeth Suzanne Robinson aka Lizbeth Suzanne Robinson
Lisbeth Suzanne Robinson aka Lizbeth Suzanne Robinson

THE STATE OF ^{New Jersey} ~~TEXAS~~ §
COUNTY OF Monmouth §

This instrument was acknowledged before me on this the 4 day of March, 2022, by Lisbeth Suzanne Robinson aka Lizbeth Suzanne Robinson.

Shani M Love
Notary Public, State of ~~Texas~~ New Jersey

Stamp:

Shani M Love
Notary Public, State of New Jersey
Comm. # 50128870
My Commission Expires June 12, 2025

Prepared by:
Ruais Law, PLLC
8951 Collin McKinney Parkway
Suite 201
McKinney, TX 75070