3 pgs 2025065899

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.

SPECIAL WARRANTY DEED

DATE: May 29, 2025

GRANTOR: JESSICA LIZEL CANNON

GRANTEE: BRYAN SCOTT CANNON

GRANTEE'S MAILING ADDRESS:

BRYAN SCOTT CANNON
3300 Kissman Drive
Austin, Texas 78728

PROPERTY (legal description):

LOT 32, BLOCK L, WILLOW RUN, SECTION 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 94, PAGE 231, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

More commonly known as 3300 Kissman Drive, Austin, Texas 78728

CONSIDERATION:

This conveyance is made for the following consideration, receipt and sufficiency of which is acknowledged and which includes ten dollars and the marital property division between BRYAN SCOTT CANNON and JESSICA LIZEL CANNON entered in "*In the Matter of the Marriage of BRYAN SCOTT CANNON and JESSICA LIZEL CANNON,*" Cause Number D-1-FM-24-008853, by the 419th District Court, Travis County, Texas.

Grantor retains a vendor's lien and superior title to the Property to secure Grantee's assumption of the First-lien Note and all obligations relating to it. The vendor's lien and superior title are retained only until all obligations under the First-lien Note and Deed of Trust are satisfied and a release of the Deed of Trust securing the First-lien Note will release all liens securing its assumption, including this vendor's lien.

INDEMNIFICATION:

Grantor is held harmless from balances due and obligations required by the vendor's lien and deed of trust securing fulfillment of the sums owed on the note.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The following matters are excepted from the conveyance and warranty of this Special Warranty Deed: Liens described or referenced above relating to the Consideration; valid and enforceable easements and prescriptive rights of record or which are open and obvious; valid and enforceable matters of record, including restrictions, reservations of interest, covenants, conditions, leases (including, but not limited to, oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the property; standby fees, taxes and assessments of any taxing authority for the current year and subsequent years; taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay.

CONVEYANCE:

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all and singular, any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

Grantor assigns to Grantee all funds, if any, on deposit in escrow, for payment of property taxes and insurance premiums due or coming due against the property.

Grantor assigns to Grantee all utility deposits and insurance policies on the property.

WARRANTY:

Except for the Reservations and Exceptions stated above, Grantor binds Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof, but this warranty is made ONLY WHEN SUCH

CLAIMS ARE BY, THROUGH OR UNDER Grantor.

DISCLAIMER:

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN MADE AND NO OPINION GIVEN BY THE LAW OFFICE PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED OR ANY TAX CONSEQUENCES REGARDING THIS TRANSACTION.

JESSICA LIZEL CANNON, Grantor

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on this 29th day of May 2025, by JESSICA LIZEL CANNON.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
IBELING LAW LIMITED
1000 Heritage Center Circle
Round Rock, Texas 78664

HANNAH MARIE GLENEWINKEL
My Notary ID # 135512685
Expires April 24, 2029

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025065899

Jun 13, 2025 01:52 PM
Fee: $33.00 HERRERAR