

Prepared by and Return To:

Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:

Anthony Francis Hill
Clifford James Hill & Catherine M. Hill
3309 Buffalo Springs Trl
Georgetown, TX 78628

TEXAS 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.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Anthony Francis Hill**, an unmarried person, and **Clifford James Hill and Catherine M. Hill**, husband and wife, whose address is: 3309 Buffalo Springs Trl, Georgetown, Texas 78628, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Anthony Francis Hill**, an unmarried person, and **Clifford James Hill and Catherine M. Hill**, husband and wife, as joint tenants, not as tenants in common, with the rights of survivorship, whose address is: 3309 Buffalo Springs Trl, Georgetown, Texas 78628

all of my undivided interest unto the said grantee in the following described real property, located in Williamson County, Texas, to-wit:

LOT 23, BLOCK H, REATA TRAILS, UNIT ONE, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, SLIDES 368-370, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

Property Address: 3309 Buffalo Springs Trl, Georgetown, Texas 78628
Source of Title: Instrument No. 2020141582

THIS CONVEYANCE is made subject to:

any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above 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 herein above described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, heirs and/assigns forever, and the said grantor hereby binds him/herself, heirs and/or assigns to warrant and forever defend, all and singular the said property and premises unto the said grantee, heirs and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this January 3, 2024

Grantor's Signature Anthony F Hill Date January 3, 2024
Print Name: Anthony Francis Hill
Address: 3309 Buffalo Springs Trl, Georgetown, Texas 78628

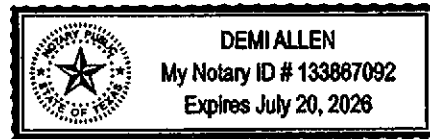
Grantor's Signature Clifford James Hill Date January 3, 2024
Print Name: Clifford James Hill
Address: 3309 Buffalo Springs Trl, Georgetown, Texas 78628

Grantor's Signature Catherine Hill Date January 3, 2024
Print Name: Catherine M. Hill
Address: 3309 Buffalo Springs Trl, Georgetown, Texas 78628

STATE OF TEXAS } SS:
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on January 3, 2024, by Anthony Francis Hill, an unmarried person, and Clifford James Hill and Catherine M. Hill, husband and wife.

Demi Allen
Notary Public
Demi Allen
Print name
My commission expires: July 20, 2026



Construe all terms with the appropriate gender and quantity required by the sense of this deed.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024001533

Pages: 3 Fee: \$29.00

01/08/2024 08:46 AM

LMUELLER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas