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Rebecca Guerrero, County Clerk
Travis County, Texas

Jun 06, 2022 03:23 PM Fee: \$42.00

2022100540

Electronically Recorded

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.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That DANIELLE OCHS, a single woman, and HANNAH OCHS, a single woman ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to it paid by DOHO PROPERTIES, LLC ("Grantee"), whose address is 2532 Castello St. Oakland, CA 94602, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of land situated in Travis County, Texas, and more fully described in Exhibit "A" attached hereto and made a part hereof (the "Land"), together with all and singular the rights, benefits, privileges, easements, hereditaments and appurtenances thereof or in anywise appertaining thereto, and together with any and all improvements located thereon and all rights, titles, and interests of Grantor, if any, in and to any alleys, strips, or gores adjoining the Land, and any easements, rights-of-way or other interests in, on, under, or to, any land, highway, street, road, right-of-way or avenue, open or proposed, in, on, under, across, in front of, abutting or adjoining the Land, and all rights, titles and interests of Grantor in and to any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage thereto by reason of a change of grade thereof (all of the foregoing properties, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

Grantee assumes liability for the payment of ad valorem taxes and assessments for the calendar year 2022.

The conveyance is made and accepted subject only to those matters which are recorded on the Property in Travis County, Texas, to the extent such matters are valid and subsisting and affecting the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its heirs, executors, legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

*The remainder of this page is intentionally left blank;
signature page follows.*

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the date set forth in the acknowledgement below, so as to be effective for all purposes as of March __, 2022.

GRANTOR:

D. Ochs
Danielle Ochs

Hannah Ochs
Hannah Ochs

THE STATE OF California §
COUNTY OF Alameda §

The foregoing instrument was acknowledged before me on this April 5, 2022 day of ~~March~~, 2022, by Hannah Ochs.

(SEAL) 

[Signature]
Notary Public, State of California

THE STATE OF California §
COUNTY OF Alameda §

The foregoing instrument was acknowledged before me on this April 5, 2022 day of ~~March~~, 2022, by Danielle Ochs.

(SEAL) 

[Signature]
Notary Public, State of _____

Exhibit "A" - Legal Description of the Property

After recording, please return to: DoHo Properties, LLC
2532 Castello St.
Oakland, CA 94602

EXHIBIT "A"

PROPERTY DESCRIPTION

Lot 12, Block B, Willow Springs Sec. I, according to the map or plat thereof, recorded in Volume 45, Page 14, Plat Records, Travis County, Texas.

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

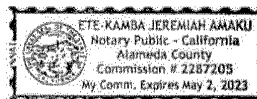
State of California)

County of Alameda)

On April 5, 2022, before me, Ete-kamba Jeremiah Amaku, notary public, personally appeared Hannah Dehs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Ete-kamba Jeremiah Amaku

(Seal)

My commission expires on May 2, 2023

Document Name: <u>Warranty Deed</u>	OPTIONAL
Number of Pages:	
Others Named Not Signed:	

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State of California)

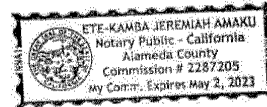
County of Alameda)

On April 5, 2022, before me, Ete-kamba Jeremiah Amaku, notary public, personally appeared Danielle Ochs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Ete-kamba Jeremiah Amaku



(Seal)

My commission expires on May 2, 2023

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