ELECTRONICALLY RECORDED 2023040089
Williamson County, Texas Total Pages: 4

AUSTIN TITLE COMPANY

GF# 1701342300043

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.

STATE OF TEXAS	§
	§
COUNTY OF WILLIAMSON	§
DATE:	May 15, 2023
GRANTOR:	Bryan Kelly Branch and wife, Vonnie Branch
GRANTOR'S ADDRESS:	11005 Froke Cedar Trail Austin, TX 78750
GRANTEE:	Deborah C. Hawkins
GRANTEE'S ADDRESS:	352 Vista Portola Loop Liberty Hill, TX 78642
CONSIDERATION:	TEN DOLLARS ($10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.
REAL PROPERTY (INCLUDING ANY IMPROVEMENTS) [THE "PROPERTY" HEREIN]:	Lot 20, Block B, of SANTA RITA RANCH SOUTH SECTION 12, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2016099027, Official Public Records, Williamson County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:
None.

EXCEPTIONS TO CONVEYANCE & WARRANTY:
Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

AD VALOREM TAXES:
Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:
Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise 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 Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:
When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

Bryan Kelly Branch

Vonnie Branch

NOTARY ACKNOWLEDGMENTS

STATE OF TEXAS §
§
COUNTY OF Williamson §

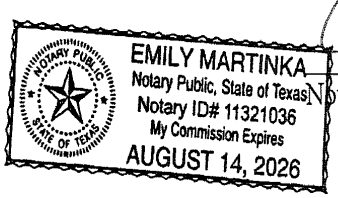
This instrument was acknowledged before me on May 15, 2023, by Bryan Kelly Branch.

EMILY MARTINKA
Notary Public, State of Texas
Notary ID# 11321036
My Commission Expires
AUGUST 14, 2026

Notary Public in and for the State of Texas

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on May 15, 2023, by Vonnie Branch.



Emily Martinka
Notary Public in and for the State of Texas

After Recording, Please Return to:
Austin Title Company
200 E. 8th Street, Ste. 201
Georgetown, TX 78626
Attn: Emily Morris-Martinka
GF# 1701342300043

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OFFICIAL PUBLIC RECORDS

2023040089

Pages: 4 Fee: $34.00
05/18/2023 08:42 AM
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Nancy E. Rister, County Clerk
Williamson County,Texas