ELECTRONICALLY RECORDED 2024089349
Williamson County, Texas Total Pages: 3

Special Warranty Deed

Date: NOV 7 2024

Grantor: Richard Louis Baring

Grantor's Mailing Address:

19327 Talavera Ridge
Apt. 8102
San Antonio, Texas 78257
Bexar County

Grantee: Carol Kilborn Baring

Grantee's Mailing Address:

372 Adams Street
Georgetown, Texas 78628
Williamson County

Consideration:

The division of property ordered by the 425th Judicial District Court of Williamson County, Texas, in Cause No. 24-2466-F425, styled "In the Matter of the Marriage of Carol Kilborn Baring and Richard Louis Baring" and ten dollars and other valuable consideration paid by Grantee.

Property (including any improvements):

Lot 30, Block C, or THE SUMMIT AT RIVERY PARK PHASES 10-12, an Addition to the City of Georgetown, Williamson County, Texas, according to the Map or Plat recorded in Document No. 2018009050, Plat Records of Williamson County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Conveyance:

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility services at the property, and all funds held in escrow for payment of taxes and insurance premiums.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

Richard Louis Baring

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

STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on 11/7/2024 by Richard Louis Baring.

DAVID IRUEGAS
Notary ID #132234278
My Commission Expires
December 4, 2027

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Law Office of Lisa Richardson, PC
213 N. Mays Street
ROUND ROCK, TX 78664
Tel: (512) 255-8900
Fax: (512) 255-8905

AFTER RECORDING RETURN TO:

Carol Kilborn Baring
372 Adams Street
Georgetown, Texas 78628

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024089349

Pages: 3 Fee: $29.00
11/08/2024 09:34 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas