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SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ **Know All Men By These Presents:**
COUNTY OF WILLIAMSON §

Date: April 12, 2022

Decedent: Cynthia Louise Sailor

Grantor: Theodore Joe Barnett Jr., Independent Executor of the Estate of Cynthia Louise Sailor under Cause Number 22-0007-CP4 in the County Court at Law Number Four of Williamson County, Texas.

Grantor's Mailing Address: 3805 Carmel Dr., Round Rock, Williamson County, Texas 78681

Grantee: Theodore Joe Barnett, Jr.

Grantee's Mailing Address: 3805 Carmel Dr., Round Rock, Williamson County, Texas 78681

Consideration: The purpose of making distributions out of the Estate of Cynthia Louise Sailor.

Property (including any improvements):

ALL OF THE DECEDENT'S UNDIVIDED INTEREST IN AND TO:

LOT 11, BLOCK 10, BRUSHY CREEK NORTH SUBDIVISION, SECTION TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 332-337, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, more commonly known as 3805 Carmel Dr., Round Rock, Williamson County, Texas 78681.

Reservations From and Exceptions to Conveyance:

This conveyance is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, reservations, covenants, rights-of-way and easements of record, if any, affecting the above-described property.

Conveyance:

Grantor, for the consideration set forth herein, and subject to the Reservations From and Exceptions to Conveyance has GRANTED and CONVEYED and does hereby GRANT and CONVEY to Grantee the Property, including the improvements located thereon and all right, title,

and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements, and in-the-ground utilities, TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from conveyance and exceptions to conveyance and warranty set forth above by, through, or under Grantor, but not otherwise.

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

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

Theodore Joe Barnett, Jr., Independent
Executor of the Estate of Cynthia Louise
Sailor, Grantor

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

ACKNOWLEDGMENT

STATE OF TEXAS)
) **SS:**
COUNTY OF Travis)

This instrument was acknowledged before me on the 12 day of April 2022, by Theodore Joe Barnett, Jr., Independent Executor of the Estate of Cynthia Louise Sailor, Grantor.

Elizabeth D. Ziegler
My Commission Expires
07/02/2025
Notary ID
130073873

Notary Public, State of Texas
My Commission expires: July 2, 2025

AFTER RECORDING RETURN TO: Nielsen Law PLLC, 8705 Shoal Creek Blvd., Unit 105, Austin, Texas 78757

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022046012

Pages: 3 Fee: $30.00
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Nancy E. Rister, County Clerk
Williamson County,Texas