ELECTRONICALLY RECORDED 2021122823
Williamson County, Texas Total Pages: 3

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Date: August 9, 2021

Grantor: Jay Ted Light, surviving Trustee of The Light Family Trust dated July 20, 2007

Grantor's Mailing Address: 3912 Walsh Ranch Blvd, Round Rock, TX 78681

Grantee: Jay Ted Light and Sara Light, husband and wife

Grantee's Mailing Address: 3912 Walsh Ranch Blvd, Round Rock, TX 78681

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

Lot 24, Block F, of Walsh Ranch. Section One, a subdivision in Williamson County, Texas, according to the map or plat recorded under Document Number 2006013292, of the Official Public Records of Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments

for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to 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 by or through Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Blueprint Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

, surviving trustee of the Light Family Trust dated July 20, 2007

Jay Ted Light, surviving Trustee of The Light Family Trust dated July 20, 2007 July 20, 2007

State of Texas
County of Williamson

This document was acknowledged before me on August 9, 2021 by Jay Ted Light, surviving Trustee of The Light Family Trust dated July 20, 2007.

Johanna Kelley
Notary Public, State of Texas

JOHANNA KELLEY
Notary ID #131749571
My Commission Expires
October 4, 2022

AFTER RECORDING RETURN TO:
Blueprint Title Company
801 Barton Springs Rd
Austin, TX 78704

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2021122823

Pages: 3 Fee: $25.00
08/13/2021 02:28 PM
KCURRIE

Nancy E. Rister, County Clerk
Williamson County,Texas