



Special Warranty Deed

Date: May 13, 2020

Grantor: Joseph Emmitte, Jr.

Grantor's Mailing Address:

209 Magna Lane
Liberty Hill, Texas 78642
Williamson County

Grantee: Denise D. Emmitte

Grantee's Mailing Address:

404 Oak Meadow Drive
Georgetown, Texas 78628
Williamson County

Consideration:

The division of property in Cause No. 19-3804-F395, styled "In the Matter of the Marriage of Denise D. Emmitte and Joseph Emmitte, Jr. and In the Interest Of Sofie Emmitte and Joseph Emmitte, III, Children," entered in the 395th Judicial District Court of Williamson County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Three Hundred Thirty-five Thousand Eight Hundred dollars (\$335,800.00) dated October 6, 2010, executed by Denise D. Emmitte and Joseph Emmitte, Jr., and payable to the order of Georgetown Mortgage, LLC. The note is secured by a vendor's lien retained in a deed dated October 6, 2010, from Georgetown Mortgage, LLC to Denise D. Emmitte and Joseph Emmitte, Jr., and additionally secured by a deed of trust dated October 6, 2010, from Denise D. Emmitte and Joseph Emmitte, Jr. to Calvin C. Mann, Jr., Trustee, recorded at instrument number 2010067949 of the official public records of real property of Williamson County, Texas.

Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

LOT 32, OF GABRIELS OVERLOOK- SECTION ONE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET S, SLIDES 218-229, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, more commonly known as 404 Oak Meadow Drive, Georgetown, Texas 78626

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Grantor reserves no interest in any oil, gas, and other minerals in and under and that may be produced from the property.

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

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.

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.

Joseph Emmitte, Jr.

Joseph Emmitte, Jr.

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

THE STATE OF TEXAS

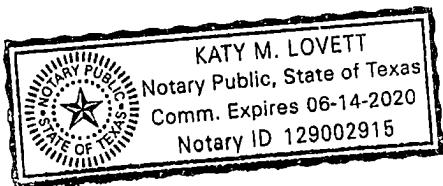
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COUNTY OF Williamson

This instrument was acknowledged before me on May 13, 2020 by Joseph Emmitte, Jr.

Katy M. Lovett

Notary Public, State of Texas



① Katy M. Lovett
310 E. New Hope Dr
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020050918

DEED Fee: \$29.00
05/18/2020 11:17 AM JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas