

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk
Bastrop Texas

January 28, 2022 04:48:03 PM **202202047**
FEE: \$38.00
DEED

Independence Title/GF# 2101980 -BAL/LZA

General Warranty Deed
(with Vendor's Lien)

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: January 26, 2022

Grantor: Jill Weaver f/k/a Jill Ozias and spouse, David Weaver

Grantor's Mailing Address: 1180 County Rd 229 Florence TX 76527

Grantee: Thomas Joseph Enright and Lindsey DeRosa Enright, husband and wife

Grantee's Mailing Address: 650 Crescent Ridge Trail SE, Mableton, GA
301265903

Consideration: Cash and a note, dated January 28, 2022, executed by Grantee and payable to the order of Round Top State Bank ("Lender") in the principal amount of \$556,000.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of Round Top State Bank and is also secured by a first-lien deed of trust, of even date, to Johnnie Mikeska, Trustee, recorded in the real property records of Bastrop County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of Round Top State Bank until the \$556,000.00 note described above is fully paid according to its terms, at which time this deed will become absolute as to the lien securing this note. The vendor's lien and superior title are transferred to Round Top State Bank without recourse.

Property (including any improvements):

17.180 acres, more or less, out of the BENJAMIN OSBORNE SURVEY, Abstract No. 54, Bastrop County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Limitation of Warranties: Pursuant to Section 7 of the purchase and sale contract between Grantor, as Seller, and Grantee, as Buyer, Grantee accepts the Property "AS IS". "As is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in the purchase and sale contract.

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 Independence 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 Grantor, 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.

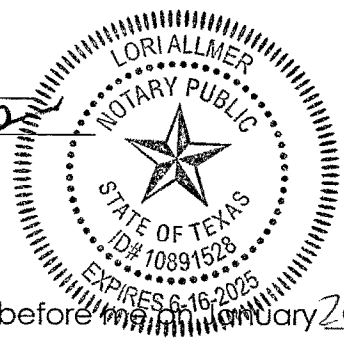
Jill Weaver
Jill Weaver

David Weaver
David Weaver

State of Texas
County of Tarrant

This document was acknowledged before me on January 27th ~~28th~~ ^(w), 2022 by Jill Weaver.

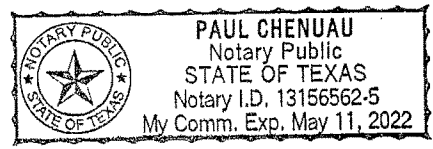
Lori Allmer
Notary Public, State of Texas



State of Texas
County of Tarrant

This document was acknowledged before me on January 26th, 2022 by David Weaver.

Paul Chenuau
Notary Public, State of Texas



Prepared By:
Hancock McGill & Bleau, L.L.P.
Attorneys at Law
File No. 2101980-FW

After Recording Return To:

PROFESSIONAL
LAND SURVEYORS

116 Tahitian Drive (612) 203-0902
Bastrop, Texas 78002 profndsur@aol.com

METES AND BOUNDS DESCRIPTION

17.180 ACRES OF LAND OUT OF THE BENJAMIN OSBORNE SURVEY, ABSTRACT 54, BASTROP COUNTY, TEXAS, COMPRISED OF THAT TRACT CONVEYED AS 16.647 ACRES TO JAMES H. FISHER AND LISA DAWN FISHER PER VOLUME 1279, PAGE 231, OFFICIAL RECORDS OF BASTROP COUNTY, AND THAT TRACT CONVEYED AS 0.533 ACRES TO JAMES H. FISHER AND LISA DAWN FISHER PER VOLUME 2003, PAGE 296 OF SAID OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS FROM SURVEY DURING OCTOBER, 2016:

BEGINNING at an iron rod found for the northwest corner hereof and of said 0.533 acre, the west corner at the north termination of a 30' Road Easement per Volume 221, Page 222, Volume 224, Page 445, et al, Deed and Official Records of Bastrop County, and an ell corner along the south line of Balch Road (County Road 68);

THENCE the following four (4) courses:

- 1) S 58°23'54" E, pass at 31.19 feet the east corner at the north termination of said Easement, in all 46.79 feet along the south line of said Balch Road to an iron rod found for the common north corner of said 0.533 acre and that tract conveyed as 16.807 acres to David L. Peterson and Patricia B. Wilson per Volume 2283, Page 878 of said Official Records;
- 2) S 47°30'17" W, 143.98 feet along the common line of said 0.533 acre and said 16.807 acres to an iron rod found;
- 3) S 29°58'33" W, 371.80 feet to an iron rod set for the common south corner of said 0.533 acre and said 16.807 acres and a point on the north line of said 16.647 acres, S 58°22'07" E, 45.02 feet from an iron rod found for the northwest corner of said 16.647 acres and southwest corner of said 0.533 acre;

THENCE S 58°22'07" E, 1307.78 feet along the common line hereof and of said 16.647 acres to an iron rod found for the northeast corner hereof and an ell corner along the fenced west line of Moon Brake Road, a 30' Road Easement per Volume 2003, Page 28, Volume 642, Page 480, Volume 642, Page 466, Volume 309, Page 784, Volume 308, Page 778, Volume 288, Page 279, Et al of said Deed and Official Records, same being the west line of that tract conveyed as 26.647 acres to Teresa Talley per Volume 2212, Page 183 of said Official Records;

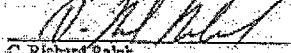
THENCE S 31°24'44" W, 538.87 feet along the east line of said 16.647 acres and the west line of said Moon Brake Road and said 26.647 acres to an iron rod found for the southeast corner hereof and common east corner of said 16.647 acres and that tract conveyed as 2.000 acres to Russell Graves per Volume 1846, Page 393 of said Official Records;

THENCE N 58°21'04" W, 1339.53 feet along the common line of said 16.647 acres and of said 2,000 acres, the north line of that tract conveyed as 3.39 acres to Richard P. Garcia and Mary Ann Garcia per Volume 1932, Page 745 of said Official Records and the north line of that tract conveyed as 5.283 acres to Florencio Leija per Volume 2015, Page 195 of said Official Records to an iron rod found for the southwest corner hereof, the common west corner of said 16.647 acres and said 5.283 acres and a point on the east line of that tract conveyed as 14.537 acres to Cathy Jean Roberts per Volume 2013, Page 306 of said Official Records;

THENCE the following three (3) courses along the common line hereof and said 14.537 acres:

- 1) N 30°00'00" E, (bearing basis for this survey per said Volume 1279, Page 231) 538.68 feet to an iron rod found for the common west corner of said 16.647 acres and said 0.533 acre and the west corner at the south termination of said Easement;
- 2) N 29°58'33" E, 377.44 feet along the common line of said 0.533 acre and said 14.537 acres, same being the west line of said easement to an iron rod found;
- 3) N 47°30'17" E, pass at 126.31 feet the northeast corner of said 14.537 acres and an ell corner along the south line of said Balch Road, in all 338.10 feet to the POINT OF BEGINNING, containing 17.180 acres of land, more or less, including 0.355 acre within said 30' Road Easement and shown on the survey map prepared to accompany herewith.

Surveyed by:


C. Richard Ralph
Registered Professional Land Surveyor No. 4758



October 12, 2016

Project No. 0218285.1 - 50/61:152/12

State of Texas Registered Professional Land Surveyors

Exhibit "A"