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Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Aug 27, 2021 08:46 AM Fee: \$38.00

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**NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL
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.**

GENERAL WARRANTY DEED

Date: July 9, 2021

Grantor: Jessica M. Akins, N/K/A Jessica M. Hoch and Megan M. Hoch, a married
couple

Grantee: **Jessica M. Hoch and Megan M. Hoch, a married couple**

Grantee's Mailing Address: 4300 MAUAI CV., Austin, TX 78749

Consideration: In and for the sum \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, the receipt of which is hereby acknowledged.

LEGAL DESCRIPTION OF THE PROPERTY

Lot 38, Block HH, MAPLE RUNSECTION FIVE-A, according to the Map or Plat thereof, recorded in Volume 84, Page 12D, Plat Records, Travis County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

1. All valid and subsisting easements, restrictions, rights of way, conditions, exceptions and reservations and covenants of whatsoever nature of record, if any, and also to the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the herein described real Property.
2. Any prior reservation of oil, gas and other minerals in, on or under the herein described Property by Grantor's predecessors in title together with any leases pertaining to such interest.

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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's heirs, executors, administrators, 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 contained herein.

The purpose of this Deed is to: Vest Title in Jessica M. Hoch and Megan M. Hoch

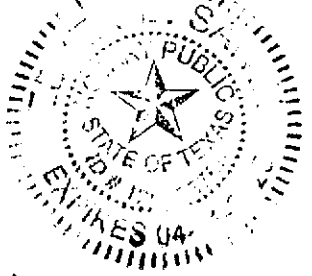
When the context requires, singular nouns and pronouns include the plural.

JM
Jessica M. Akins, N/K/A Jessica M. Hoch

MMH
Megan M. Hoch

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 9 day of July, 2021 by Jessica M. Akins, N/K/A Jessica M. Hoch and Megan M. Hoch.



[Signature]

Notary Public, State of Texas
My Commission Expires: 4/12/25

This instrument prepared by:
Jay A. Rosenberg, Esq., Texas Bar Number 24094479, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.