
Space Above This Line For Recording Data

SPECIAL WARRANTY DEED

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

Date: December 14, 2023

Grantor: MICHAEL N. ADAME, a single person

Grantor's Address: 444 Logan Ranch Road
Georgetown, Texas 78628

Grantee: KRISTY J. ADAME, a single person

Grantee's Address: 444 Logan Ranch Road
Georgetown, Texas 78628

Consideration:

Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor and pursuant to the terms for the Final Decree of Divorce between the Grantor and Grantee, under Cause No. 23-1684-F480, in the 480th Judicial District Court, Williamson, County, Texas.

Property (including any improvements):

Surface Estate only in and to Lot 81, LOGAN RANCH, SECTION 1, according to the map or plat thereof recorded in Cabinet E, Slide 7, Plat Records, Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests and covenants of record against the hereinbefore described property, to the extent same are valid and

subsisting against the Property, if any.

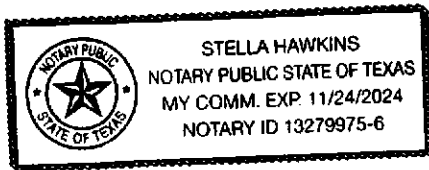
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee 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, when the claim is by, through, or under 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.


MICHAEL N. ADAME

STATE OF TEXAS §
COUNTY OF Bell §

This instrument was acknowledged before me on the 15 day of December, 2023, by MICHAEL N. ADAME.




Notary Public, State of Texas

Attorney has prepared the documents requested for the herein referenced property based solely on the information provided by Grantor and/or Grantee. Attorney has made no independent search of the title to the subject property and is making no representations as to the status of the title whatsoever.

PREPARED BY:
Law Office of Ben Williams, PLLC
10119 Lake Creek Parkway, Ste 201
Austin, Texas 78729

LoBW/SWD/444LoganRanchRd/Adame
BKW/kjd

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023103263

Pages: 3 Fee: \$30.00

12/18/2023 11:30 AM

DLAM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas