

Recording Requested By:  
First American Title Company  
Homebuilder Services Division  
GF# 2871220

## 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: December 4, 2024

**Grantor:** LandSea Homes of Texas, LLC, a Delaware limited liability company

**Grantor's Mailing Address:** 4001 West Parmer Lane, Suite 2100, Austin, Texas 78727

**Grantee:** Dave Kevin Jernigan and Liander Marie Taylor

**Grantee's Mailing Address:** 413 Bawer Loop, Liberty Hill, TX 78642

**Consideration:**

Cash and other valuable consideration.

**Property (including any improvements):**

Lot 20 in Block N, of LARIAT SECTIONS 3 & 4, an addition in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2023059296 of the Plat 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 warrants that Grantor owns all of the Property in fee simple, has the right to convey the Property, and 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.

LandSea Homes of Texas, LLC,  
a Delaware limited liability company

By: Jill Wasik  
Name: Jill Wasik  
Title: Assistant Vice President

**NOTICE:** This instrument was prepared by HMB Law at the request of First American 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 Law 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.**

State of Texas  
County of Travis

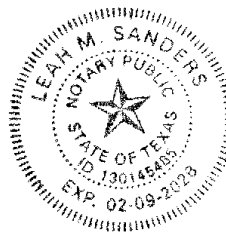
This document was acknowledged before me on December 4<sup>th</sup>, 2024 by Jill Wasik, Assistant Vice President of LandSea Homes of Texas, LLC, a Delaware limited liability company, on behalf of said company.

Leah Sanders  
Notary Public, State of Texas

Prepared by:  
HMB Law  
File No. 2877330-FW

AFTER RECORDING RETURN TO:

First American Title  
11900 W. Parmer Lane Suite 150  
Cedar Park, TX 78613



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024096725**

Pages: 3 Fee: \$29.00

12/05/2024 11:41 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas