FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Jan 04, 2021 03:44 PM Fee: $30.00
2021001020
Electronically Recorded

26-TTT-41345-CC

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:	December 30, 2020, TO BE EFFECTIVE JANUARY 4, 2021
Grantor:	JOHN P. DWYER, JR. and KIM DWYER, husband and wife
Grantor's Mailing Address:	PO Box 270925, Flower Mound, TX 75027
Grantee:	VAL DEWAYNE QUINN II, Trustee of the Val DeWayne Quinn II, 2008 Revocable Trust, Dated May 30, 2008
Grantee's Mailing Address:	555 E 5th Street #2729, Austin, TX 78701

Consideration: Sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Unit 2729 of FIVE FIFTY FIVE CONDOMINIUMS, a Condominium Project in Travis County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements as defined in the Condominium Declaration recorded in Document No. 2004145510, together with the Affidavit of Exhibits recorded in Document No. 2004145513, of the Official Public Records of Travis County, Texas, when taken with all amendments and/or supplements thereto.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Travis County, Texas

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.

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

[signature page follows]

GRANTOR:

John P. Dwyer, Jr.

Kim Dwyer

THE STATE OF §
§
COUNTY OF Travis §

The foregoing instrument was acknowledged before me on the 30th day of December, 2020 by John P. Dwyer, Jr. and Kim Dwyer.

MICHAEL CHARLES
Notary Public ◊ State of Texas
Commission # 12920250-2
Commission Exp. 11-13-2024

NOTARY PUBLIC IN AND FOR
THE STATE OF
Nov. 13, 2024

AFTER RECORDING RETURN TO GRANTEE'S ADDRESS:

555 E. 5th #2729
Austin, TX 78701

PREPARED IN THE LAW OFFICE OF:
Busch Attorneys, PLLC
3100 McKinnon Street, Suite 170
Dallas, Texas 75201