

\*\*\*\* Electronically Filed Document \*\*\*\*

Hays County Texas  
Liz Q. Gonzalez  
County Clerk

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Parties:

Direct- RINCON GROUP LP  
Indirect- GALASSINI TERRY D

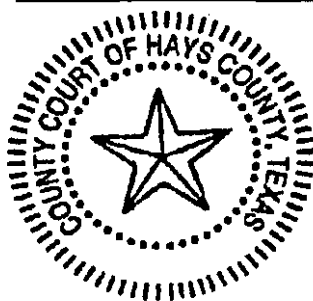
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

A handwritten signature in cursive script that reads "Liz Q. Gonzalez".

Liz Q. Gonzalez, County Clerk

15/ITC/RL/ 150795A -WIM

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:** March 30, 2015

**Grantor:** Rincon Group, L.P., a Texas Limited Partnership

**Grantor's Mailing Address (including county):**

5504 Honey Dew Terrace  
Austin, Texas 78749  
Travis County

**Grantee:** Terry D. Galassini and wife, Lisa H. Galassini

**Grantee's Mailing Address (including County):**

32626 Pebble Bend Way  
Magnolia, Texas 77354  
Montgomery County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot Eight (8), MUSTANG VALLEY, Section One (1), a subdivision in Hays County, Texas, according to the map or plat thereof in Volume 15, Page 42-44, Plat Records, Hays County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

There is hereby reserved unto Grantor, their heirs and assigns, all of the oil, gas and other minerals that are now owned by Grantor, provided, however, it is expressly understood and agreed that no leasing rights are being retained hereby, and Grantee herein shall have the sole and exclusive right to negotiate for and execute mineral leases covering Grantor's mineral interest in said property.

This conveyance is further made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.


Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to 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 and exceptions to conveyance and warranty.

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

Rincon Group, LP, a Texas Limited Partnership

By: Rincon Group Managers, LLC,  
a Texas limited liability company,  
Its General Partner

By:   
\_\_\_\_\_  
Russell Hinds, President

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF TRAVIS**

This instrument was acknowledged before me on this 30<sup>th</sup> day of March, 2015 by Russell Hinds, President for Rincon Group Managers, LLC, a Texas Limited Liability Company, General Partner of Rincon Group, LP, a Texas Limited Partnership on behalf of said company.

  
Notary Public, State of Texas

