

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Aug 13, 2021 03:34 PM Fee: \$38.00

**2021181107**

\*Electronically Recorded\*

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SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

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## WARRANTY DEED

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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.**

GF# CTA2103553

Date: **AUGUST 13, 2021**

Grantor: **GUSTAVO JIMENEZ ARISTI AND SPOUSE, DENISE FAHR, ACTING HEREIN BY AND THROUGH OUR AGENT AND ATTORNEY IN FACT, CAROLIN MAIER**

Grantor's Mailing Address: **5940 SILVER SCREEN DRIVE, AUSTIN, TEXAS 78747**

Grantee: **RAFAEL RUEZGA AND ESMERALDA RUEZGA**

Grantee's Mailing Address: **5940 SILVER SCREEN DRIVE, AUSTIN, TEXAS 78747**

**Consideration:** TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

**Property (including any improvements):**

LOT 18, BLOCK "M", BRADSHAW CROSSING SUBDIVISION, SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT DOCUMENT NO. 201000029, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**Reservations from Conveyance:** NONE

**Exceptions to Conveyance and Warranty:**

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF

THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 Conveyance and Exceptions to Conveyance and Warranty.

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

*Gustavo Arishi by Carolin Maier*

GUSTAVO JIMENEZ ARISTI, BY CAROLIN MAIER,  
AGENT AND ATTORNEY IN FACT

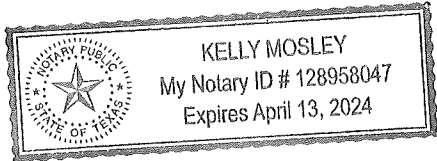
*Denise Fahr by Carolin Maier*

DENISE FAHR, BY CAROLIN MAIER, AGENT AND  
ATTORNEY IN FACT

(Acknowledgment)

THE STATE OF TEXAS,  
COUNTY OF Trawis

This instrument was acknowledged before me on the 13<sup>th</sup> day of August, 2021, by  
**CAROLIN MAIER, AS AGENT AND ATTORNEY IN FACT ON BEHALF OF GUSTAVO JIMENEZ ARISTI  
AND SPOUSE, DENISE FAHR.**



Kelly Mosley  
Notary Public, State of Texas  
Notary's Name (printed):  
Notary's commission expires:

**NOTICE:** This document affects your legal rights. Read it carefully before signing:

**AFTER RECORDING RETURN TO:**  
RAFAEL RUEZGA AND ESMERALDA RUEZGA  
5940 SILVER SCREEN DRIVE  
AUSTIN, TEXAS 78747

PREPARED IN THE LAW OFFICE OF:  
NEWMAN & LAWLER  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
200 BAILEY AVE., SUITE 100  
FORT WORTH, TEXAS 76107

Chicago Title  
GF# CTA2103553

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Austin, TX 78746