

**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.**

**SPECIAL WARRANTY DEED**

Date: May 19<sup>th</sup>, 2016

Grantor: BLAIR G. BARTELL, A SINGLE PERSON

Grantor's Mailing Address: 9215 GREAT HILLS TRAIL, UNIT 206  
AUSTIN, TEXAS 78759

Grantee: STEFANIE L. HEFNER, A SINGLE PERSON

Grantee's Mailing Address: 603 TUMLINSON FORT DRIVE  
LEANDER, TEXAS 78641

Consideration: In and for the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 6, Block C, BLOCK HOUSE - SECTION ONE, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet D, Slides 273-275, Plat Records of Williamson County, Texas.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

1. All valid and subsisting easements, restrictions, rights of way, conditions, exceptions and reservations and covenants of whatsoever nature of record, if any, and also to the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the herein described real Property.

- 2. Any prior reservation of oil, gas and other minerals in, on or under the herein described Property by Grantor's predecessors in title together with any leases pertaining to such interest.

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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property unto 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, **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 contained herein.

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



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BLAIR G. BARTELL

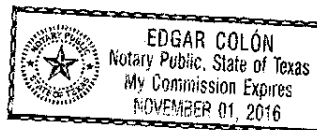
STATE OF TEXAS      §  
                                 Travis      §  
COUNTY OF Williamson      §

This instrument was acknowledged before me on the 19<sup>th</sup> day of May, 2016 by BLAIR G. BARTELL, A SINGLE PERSON.



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Notary Public, State of Texas

My Commission Expires: 11-1-2016



201605251

Electronically Recorded  
OFFICIAL PUBLIC RECORDS

#20868211



Nancy E. Rister, County Clerk

6/23/2016 12:28 PM

Pages: 2 Fee: \$ 25.00

Williamson County Texas