

Alamo Title Company

GF# W000402001701

GENERAL WARRANTY DEED
(CASH)

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# ATD-40- 6000402001701

Date: 1/1/2021

Grantor: Kristin P. Vanecek , N/K/A, Kristin P. Cotner and Jerry E. Cotner

Grantee: Kristin P. Cotner and Jerry E. Cotner, a married couple

Grantee's Mailing Address: 605 Liard River Road, Hutto, TX 78634

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 30, Block G, RIVERWALK, PHASE 1 SECTION 3, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2015066583, Official Public Records of Williamson County, Texas, as corrected in Document No. 2017019441, Official Public Records of Williamson County, Texas.

This conveyance, however, is made and accepted subject to 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 Williamson County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

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

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

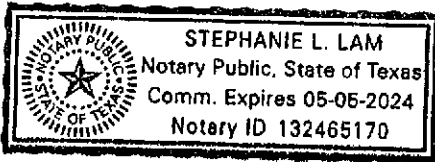
Kristin P. Cotner
Kristin P. Cotner

Jerry E Cotner
Jerry E. Cotner

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 22nd day of January, 2021 by Kristin P. Cotner and Jerry E. Cotner.



Stephanie Lam
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires: 05-05-2021

AFTER RECORDING RETURN TO:
Kristin P. Cotner and Jerry E. Cotner
605 Liard River Road, Hutto, TX 78634

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021013764

Pages: 3 Fee: \$25.00
01/28/2021 12:29 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas