

GP No. 22-661934-GT / *13L*

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: December *12*, 2023
Grantor: Sitterle Homes - Austin, LLC, a Texas limited liability company
Grantee: Scott Deemer and Paula Hettinga Deemer

Grantee's Mailing Address:

505 CR 10 1/2
Longmont, CO 80504

Consideration:

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

Property (including any improvements):

Lot 85, Block B, Cimarron Hills Country Club, Phase One, an Addition in Williamson County, Texas, according to the Map or Plat thereof recorded in Instrument File No. 2014080493, Real Property Records, Williamson County, Texas.

Commonly known as 607 Flint Ridge Trail, Georgetown, TX 78628.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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 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.

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GRANTEE IS TAKING THE PROPERTY IN AN ARMS-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

SITTERLE HOMES - AUSTIN, LLC

Juliana DeLong
Juliana DeLong, Assistant Secretary

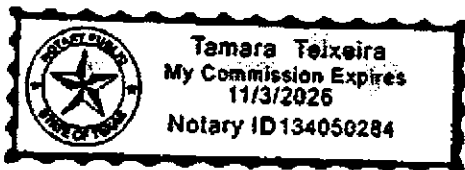
Date: December 12, 2023

STATE OF TEXAS

COUNTY OF BEXAR

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The foregoing instrument was acknowledged before me, the undersigned notary, on the 12th day of December, 2023 by Juliana DeLong, Assistant Secretary of Sitterle Homes - Austin, LLC.



Tamara Teixeira
Notary Public, State of Texas

TAMARA TEIXEIRA
Printed Name of Notary

11/3/2026
My Commission Expires

AFTER RECORDING RETURN TO:
Scott Deemer and Paula Hertinga Deemer

~~Capital Title of Texas, LLC~~
401 West University
Georgetown, TX 78626

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023103822

Pages: 3 Fee: \$30.00

12/19/2023 12:27 PM

LMUELLER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas