



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 26, 2022 02:06 PM Fee: \$34.00

2022015785

Electronically Recorded

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210144845LD

WARRANTY DEED

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

THIS DEED made and entered into on this 20th day of January, 20 22, by and between **Dana Weis, a married woman, who acquired title as an unmarried woman, joined in execution by her spouse Debbie Immel**, whose address is 6903 Treaty Oak Circle, Austin, TX 78749, hereinafter referred to as Grantor(s) and **Debbie Immel and Dana Weis, a married couple**, whose address is 6903 Treaty Oak Circle, Austin, TX 78749, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in the County of Travis, State of Texas:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6903 Treaty Oak Circle, Austin, TX 78749

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Dated this 20th day of January, 20 22.

Dana Weis
Dana Weis

Debbie Immel
Debbie Immel

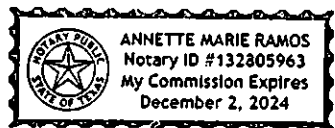
STATE OF TEXAS
COUNTY OF TRAVIS

Personally came before me this 20th day of January, 20 22, **Dana Weis and Debbie Immel** the above named Grantor(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Annette Marie Ramos
Notary Public, State of TEXAS

Print Name: Annette Marie Ramos

My commission expires: 12/02/2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Lot 18, Block A, J.W. Smith's Western Oaks, I-A, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Volume 73, Page 4, of the Plat Records of Travis County, Texas.

Parcel/APN/Tax ID: 317717