

GF# CTA2202713

General Warranty Deed

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.

Date: August 4, 2022

Grantor: Matthew Goodwin Paulson and Kimberly Kelley Paulson, husband and wife

Grantee: Michael Sven Brask and Stefanie Sarine Brown

755 Ranchers Club Ln

Driftwood, TX 78619

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

Property (including any improvements): Lot 2R, REPLAT OF HOMESITES, 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 in LA VENTANA, PHASE 1, an addition in Hays County, Texas, according to the map or plat of record in Volume 10, Page 86, Plat Records of Hays County, Texas.

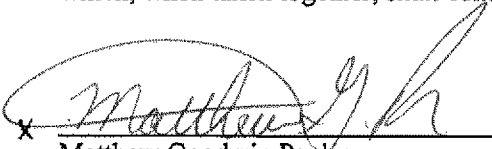
Reservations from Conveyance: None.


Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 lawfully claiming or to claim the same or any

part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural. Additionally, this instrument may be executed in multiple counterparts and by different parties in separate counterparts, which, when taken together, shall constitute one original instrument.

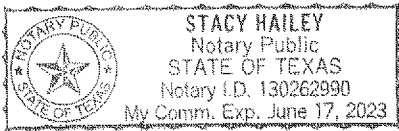
X 
Matthew Goodwin Paulson

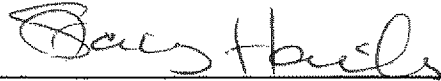
X 
Kimberly Kelley Paulson

THE STATE OF TEXAS
COUNTY OF TRAVIS St. Louis

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This instrument was acknowledged before me on this 4 day of August, 2022, by Matthew Goodwin Paulson.

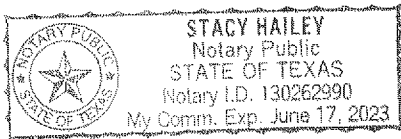


X 
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS St. Louis

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This instrument was acknowledged before me on this 4 day of August, 2022, by Kimberly Kelley Paulson.



X 
Notary Public, State of Texas

After Recording Return To:
Michael Sven Brask and Stefanie Sarine Brown

755 Ranchers Club Ln

Driftwood, TX 78619

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

22037950 DEED
08/04/2022 03:13:56 PM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

