

Official Public Records

Nancy E. Rister

Nancy E. Rister, County Clerk

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Williamson County Texas

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Attn: JOANN LOCKARD

5814 LONETREE BLVD

ROCKLIN, CA 95765

File No. 17-364499

*prepared by: Ana Deeds
8940 Main Street
Clarence, NY 14030*

Tax ID No.:

R370253

182

SPECIAL 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 INDENTURE made and entered into on this 26 day of MAY, 2012, by and between PUSHKIN SAFAYA, A MARRIED MAN, of 8300 FERN BLUFF AVENUE, ROUND ROCK, TX 78681 hereinafter referred to as Grantor(s) and PUSHKIN SAFAYA AND MICKY LABROO, HUSBAND AND WIFE, of 8300 FERN BLUFF AVENUE, ROUND ROCK, TX 78681, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid 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 following described real estate located in WILLIAMSON County, TEXAS:

SEE ATTACHED EXHIBIT "A"

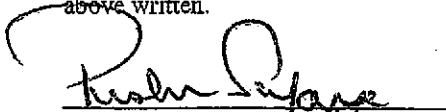
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

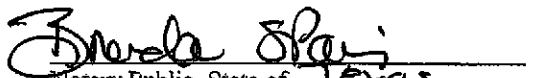
Assessor's parcel No. R370253

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


PUSHKIN SAFAYA

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on May 26 2012 by
Pushkin Safaya.


Notary Public, State of Texas



Order No. 17-364499

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF WILLIAMSON, AND IS DESCRIBED AS FOLLOWS:

LOT SEVENTEEN (17), BLOCK "CC", STONE CANYON SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "O", SLIDE 59, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

PARCEL NUMBER(S): R370253