

\*\*\*\***Electronically Recorded Document**\*\*\*\*

Hays TX  
Liz Q. Gonzalez  
County Clerk  
San Marcos, Texas 78666

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Recording Fee: \$30.00

Parties:

Direct- MATTHEWS EDA HAYNES  
InDirect- PRINDLE DAVID FORREST

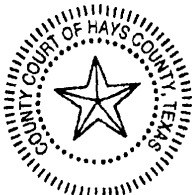
Receipt Number: 402965  
Processed By: R Robinson - Cashiering #7

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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State of Texas |  
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

*Liz Q. Gonzalez*

Liz Q. Gonzalez, County Clerk

## General Warranty Deed

**Date:** July 8, 2015

**Grantor:** Eda Haynes Matthews, spouse of David Forrest Prindle, dealing with her separate property

**Grantor's Mailing Address:**

Eda Haynes Matthews  
8302 N. Madrone Trail  
Austin, TX 78737

**Grantee:** David Forrest Prindle, spouse of Eda Haynes Matthews, as community property

**Grantee's Mailing Address:**

David Forrest Prindle  
8302 N. Madrone Trail  
Austin, TX 78737

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

An undivided one-half (1/2) community property interest of Lot 9-B, Resubdivision of Lot 9, BEAR CREEK OAKS II, an unrecorded subdivision in Hays County, Texas, Lot 9-B being recorded in Book 6, Page 225, Plat Records of Hays County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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

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.

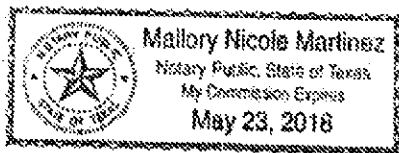
When the context requires, singular nouns and pronouns include the plural.

Eda Haynes Matthews  
Eda Haynes Matthews

STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on July 11, 2015, by Eda Haynes Matthews.



Mallory Nicole Martinez  
Notary Public, State of Texas

**REVOCABLE TRANSFER ON DEATH DEED**

Texas Estates Code Section 114.001 et seq.

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.

**Owner Making this Deed**

Turkan P. Haynes

a widowed woman whose address is 8300 Cedar Cove, Austin, TX 78737.

**Legal Description of the Property**

See Exhibit A

**Address of the Property**

8300 Cedar Cove, Austin, TX 78737, Hays County

**Beneficiaries**

I designate the following beneficiary:

Eda H Matthews, whose address is 8302 North Madrone Trail, Austin, TX 78737

**Alternate Beneficiaries**

If Eda H Matthews does not survive me, I designate, as his or her alternate beneficiaries, to replace him or her as beneficiaries:

Sibel Demiralp Nunley, whose address is 8302 N. Madrone Trail, Austin, TX 78737

Alan Kaan Haynes, whose address is 4223 Willow Bank Drive, Sugar Land, TX 77479

**Transfer on Death**

At my death, I grant and convey to the beneficiary, as set forth above, my interest in the property, to have and hold forever. If the beneficiary does not survive me, this transfer on death deed shall be deemed canceled by me.

Turkan P. Haynes  
Turkan P. Haynes

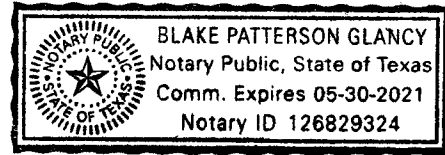
4/29/2021  
Date

**Acknowledgment of Notary Public**

STATE OF Texas  
COUNTY OF Hays

This document was acknowledged before me on the 29 day of April, 2021 by Turkan P. Haynes.

[Signature]  
Notary Public's Signature



Seal

**PREPARED BY:**  
Turkan P Haynes  
8300 Cedar Cove  
Austin, TX 78737

**Return To:**  
Attention: Willing, Inc. Deeds  
8940 Main Street, Suite 2  
Clarence, NY 14031

**Exhibit "A"**  
**Legal Description**

Lot 9-B, Resubdivision of Lot 9, BEAR CREEK OAKS II, an unrecorded subdivision in Hays County, Texas, Lot 9-B being recorded in Book 6, Page 225, Plat Records of Hays County, Texas.

APN: R60271

Property commonly known as: 8300 Cedar Cove, Austin, TX 78737

**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.

21062142 DEED  
11/09/2021 04:01:45 PM Total Fees: \$34.00

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

