

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS

AFTER RECORDING, PLEASE RETURN TO:
1515 Upper Elgin River Road
Elgin, TX 78621



A handwritten signature in cursive script, likely belonging to Krista Bartsch.

KRISTA BARTSCH, County Clerk
Bastrop Texas

September 23, 2024 08:18:40 AM **202414839**
FEE: \$41.00
DEED

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 AND YOUR DRIVER'S LICENSE NUMBER.

DATE: 09/16/24, 2024

GRANTOR: The Magdaleno Group, LLC, a Texas limited liability company
Mailing Address: 5902 Wynona Avenue, Austin, Travis County, Texas, 78757

GRANTEE: Gabriel Florentino Suarez
Mailing Address: 172 FM 1209 Cedar Creek, Cedar Creek, Bastrop County, Texas, 78612

CONSIDERATION:

The sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY (including improvements):

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN.

RESERVATIONS FROM CONVEYANCE:

None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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; all rights, obligations, and other matters arising from and existing by reason of any governmental

district, agency, or authority of BASTROP County; and taxes for 2024, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

CONVEYANCE:

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.

Grantor warrants that Grantor is lawfully seized of good and indefeasible title to the Property and has the right to convey title to the Property, subject to any Reservations from Conveyance or Exceptions to Conveyance contained herein.

Grantee is taking the Property in an arm's-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. Grantee has not relied on any information other than Grantee's inspection.

Grantor grants and conveys the Property to Grantee as separate property.

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

This instrument was prepared by Anderson Roberts PLLC ("AR") at the specific request of Grantor and based on information provided by the parties without the benefit of title examination. Each party acknowledges, represents, and warrants: (1) AR does not represent such party, (2) AR has not provided any legal advice to such party, (3) that AR recommends that such party consult its own attorney, and (4) the fees charge by AR are reasonable, fair, and customary.

[Signature Page Follows]

GRANTOR:

The Magdaleno Group, LLC, a Texas Limited Liability Company

By: Stephen L. Stuesser
Stephen L. Stuesser, Manager

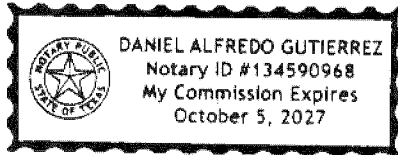
By: Laura A. Stuesser
Laura A. Stuesser, Manager

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 16 day of September 2024,
2024, by Stephen L. Stuesser and Laura A. Stuesser, as managers of **The Magdaleno Group, LLC**.

(seal)



Daniel Gutierrez [Signature]
Notary Public, State of Tx
ID # 134590968

Grantee accepts this deed and consent to its form and substance. Grantee acknowledges that the terms of this deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in this deed.

GRANTEE:

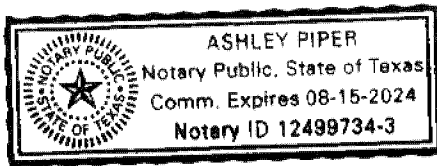

Gabriel Florentino Suarez

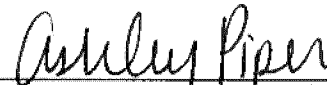
STATE OF Texas §

COUNTY OF Bastrop §

This instrument was acknowledged before me on this 15 day of July, 2024, 2024, by **Gabriel Florentino Suarez**.

(seal)




Notary Public, State of Texas
ID # 12499734-3

PREPARED IN THE LAW OFFICE OF:
ANDERSON ROBERTS, PLLC
WWW.ANDERSONROBERTS.COM

Exhibit "A"
Property Description

Being 12.271 acres of land lying in and being situated out of the BENJAMIN OSBORNE SURVEY, ABSTRACT 54 in Bastrop County, Texas and being the remainder of that 32.40 acre tract of land conveyed to The Magdaleno Group by Instrument No. 201814462, Official Public Records, Bastrop County, Texas; said 12.271 acre tract being more particularly described as follows and as surveyed under the supervision of James E. Garon & Associates in May, 2020 & May, 2024;

BEGINNING at a 1/2" iron rod found in the northerly line of Upper Elgin River Road and westerly line of a called 427.197 acre tract of land conveyed to Mary Clements McMurrey for the southeasterly corner hereof and said Magdaleno Group 32.40 acre tract;

THENCE N 64° 02' 19" W a distance of 429.36 feet along Upper Elgin River Road to a MAG nail in washer set for the southwesterly corner hereof;

THENCE N 28° 17' 54" E a distance of 1260.15 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the northerly line of said Magdaleno Group 32.40 acre tract and a southerly line of that certain 59.09 acre tract of land conveyed to Melvin O. Hinson, Jr. by deed recorded in Volume 360, Page 473 of said official records for the northwesterly corner hereof;

THENCE S 62° 30' 58" E a distance of 423.22 feet to a fence corner post found in the west line of said McMurrey 427.197 acre tract for the northeasterly corner hereof and said Magdaleno Group 32.40 acre tract;

THENCE S 28° 01' 51" W a distance of 1248.68 feet to the POINT OF BEGINNING, containing 12.271 acres of land, more or less and as shown on map of survey prepared herewith.