

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.

GENERAL WARRANTY DEED

Dated Effective: August 31, 2021

Grantor: Morris Joseph, Jr., and Morgan Nicole Joseph f/k/a Morgan Nicole Johnson

Grantor's Mailing Address: 1902 Summit Hill Drive, Georgetown, Texas 78626

Grantee: 1110 McNeil, LLC

Grantee's Mailing Address: 1902 Summit Hill Drive, Georgetown, Texas 78626

Consideration: \$10.00 and other good and valuable consideration.

Property (including any improvements):

The northwesterly half of Lot 10, St. William Church Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 154, Plat Records of Williamson County, Texas, same property described in a Deed recorded in Volume 330, Page 436, Deed Records of Williamson County, Texas.

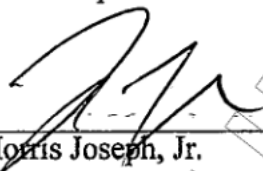
Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2021, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and

across that area.

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 wise belonging, to have and 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.


Morris Joseph, Jr.

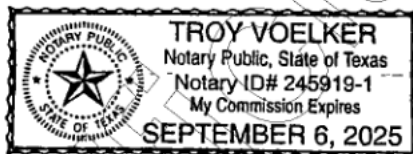

Morgan Nicole Joseph f/k/a Morgan Nicole Johnson

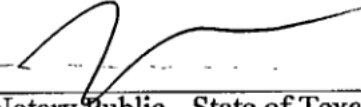
(Acknowledgments)

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on November 1, 2021, by Morris Joseph, Jr.

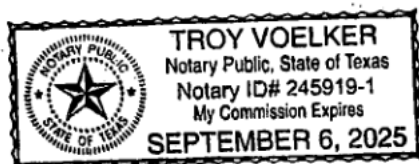



Notary Public - State of Texas

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on November 1, 2021, by Morgan Nicole Joseph f/k/a Morgan Nicole Johnson.




Notary Public - State of Texas

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② McNery & Voelker PC
500 Round Rock Ave Ste 2
Round Rock, TX 78664

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021177819

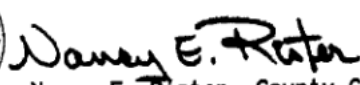
DEED

Fee: \$34.00

11/22/2021 10:15 AM

OSALINAS




Nancy E. Rister, County Clerk
Williamson County, Texas

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