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MY OFFICE THIS DAY 10/04/2022

Janet Klasmiller
COUNTY CLERK

Doc #: 2022R09149
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
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RECORDING FEE: 38.00
PAGES: 2

LIMITED LIABILITY COMPANY WARRANTY DEED

McCaffree-Short Title Company, Inc. - File No. L21-29104 - **A**
330 Delaware
Leavenworth, KS 66048

THIS INDENTURE, made this 15th day of October, 20 22, by and between **Epic Estates at Vero Beach LLC as to their 49% INTEREST**, a limited liability company duly organized under the laws of the State of TEXAS whose mailing address is 708 Horizon St. Flower Mound, TX 75028 as **GRANTOR**, and **Epic Estates 3 LLC, A Texas Limited Liability Company** as **GRANTEE**, whose mailing address is **708 Horizon Street, Flower Mound, TX 75028**.

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm**, unto the said GRANTEE, and unto Grantee's heirs and assigns forever, the following described real property situated in the County of Leavenworth, State of Kansas to-wit:

Lots 1 and 2, RYAN FAMILY FARMS SUBDIVISION, a subdivision in the City of Lansing, Leavenworth County, Kansas.

Subject to all easements, restrictions and reservations, if any, now of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

PURSUANT TO K.S.A. 79-1437 A REAL ESTATE VALIDATION QUESTIONNAIRE IS NOT REQUIRED DUE TO EXCEPTION NO: 3

TO HAVE AND TO HOLD THE SAME, the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE and unto Grantee's heirs and assigns forever; the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of said premises unto said GRANTEE, and unto Grantee's heirs and assigns forever against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

EPIC ESTATES AT VERO BEACH LLC

BY: *Sri Devi*
SRI DEVI YERRAMSETTY, MEMBER

EPIC ESTATES AT VERO BEACH LLC

BY: *P. Praveena*
PRAVEENA BEERAM, MEMBER

State of TEXAS

County of DENTON

On this 1st day of October, 2022 before me, the undersigned, appeared **SRI DEVI YERRAMSETTY AND PRAVEENA BEERAM AUTHORIZED MEMBERS OF EPIC ESTATES AT VERO BEACH LLC**, a Limited Liability Company, duly organized under the laws of the State of TEXAS and that said instrument was signed in behalf of said Limited Liability Company by authority of its Members, and said Member acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in said County and State, the day and year last above written.

My commission expires: 03/01/2026

When recorded return to:
Epic Estates at Vero Beach LLC as to 49%
708 Horizon Street
Flower Mound, TX 75028

Nagaraju Bandaru
Notary Public *Nagaraju Bandaru*

