



TRV

2018133195

4 PGS

## Special Warranty Deed

### NOTICE OF CONFIDENTIALITY RIGHTS

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

**Date:** August 17, 2018

**Grantor:** Carlos Sanchez, Maria Sanchez, and Benjamin Vences

**Grantor's Mailing Address:** 12326 Ballerstedt Rd Elgin, Texas 78621

**Grantee:** Ava Juliet Sanchez, a single person

**Grantee's Mailing Address:** 12326 Ballerstedt Rd Elgin, Texas 78621

**Consideration:** Cash and other good and valuable consideration.

**Property (including any improvements):**

The Property is located in Travis County, Texas, and is more particularly described in Exhibit "A" attached to this document and incorporated by reference.

**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 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 water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

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 by or through Grantor but not otherwise, 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.

CARLOS-SANCHEZ

Carlos Sanchez

Maria Sanchez

Maria Sanchez

Benjamin Vences

Benjamin Vences

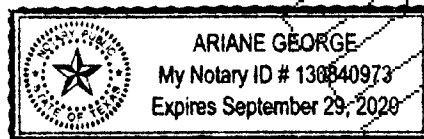
**NOTICE:** This instrument was prepared by Hancock McGill & Bleau, LLLP using information provided by third parties. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

State of Texas  
County of Travis

This document was acknowledged before me on August 17, 2018 by Carlos Sanchez.

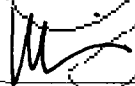
M. George

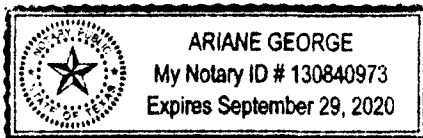
Notary Public, State of Texas



State of Texas  
County of Travis


This document was acknowledged before me on August 17, 2018 by Maria Sanchez.

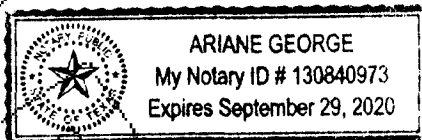
  
\_\_\_\_\_  
Notary Public, State of Texas



State of Texas  
County of Travis

This document was acknowledged before me on August 17, 2018 by Benjamin Vences.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Ava Juliet Sanchez  
12326 Ballerstedt Rd  
Elgin, Texas 78621

**EXHIBIT "A"**

BEING A 1.300 ACRE TRACT OF LAND SITUATED IN THE A. C. CALDWELL SURVEY, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO SONYA ARELLANO, AS RECORDED IN INSTRUMENT NO. 2013065009, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN INSTRUMENT NO. 2003133150, SAID OFFICIAL PUBLIC RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID ARELLANO TRACT AND THE MOST-EASTERLY SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ADOLFO RODRIGUEZ AND WIFE, VICKI RODRIGUEZ, AS RECORDED IN INSTRUMENT NO. 2012177398, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF BALLERSTEDT ROAD (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 29° 35' 00" WEST, A DISTANCE OF 29.59 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD SET;

THENCE NORTH 60° 22' 15" WEST, DEPARTING SAID NORTHWEST LINE, A DISTANCE OF 719.72 FEET TO A 1/2-INCH IRON ROD SET;

THENCE SOUTH 30° 03' 14" WEST, A DISTANCE OF 225.00 FEET TO A 1/2-INCH IRON ROD SET ON THE COMMON LINE OF AFORESAID ARELLANO TRACT AND LOT 1, OF BAUER SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201300175, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 60° 25' 00" WEST, A DISTANCE OF 140.00 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 60° 25' 00" WEST - 0.39 OF ONE FOOT, SAID IRON ROD SET BEING THE WEST CORNER OF SAID ARELLANO TRACT AND THE NORTH CORNER OF SAID LOT 1, AND BEING ON THE MOST NORTHWESTERLY SOUTHEAST LINE OF AFORESAID RODRIGUEZ TRACT;

THENCE NORTH 30° 03' 14" EAST, A DISTANCE OF 254.01 FEET ALONG THE COMMON LINE OF SAID ARELLANO AND RODRIGUEZ TRACTS TO A SET 60D NAIL FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 25° 11' 16" WEST - 0.69 OF ONE FOOT, SAID 60D NAIL BEING THE NORTH CORNER OF SAID ARELLANO TRACT;

THENCE SOUTH 60° 25' 00" EAST, A DISTANCE OF 859.48 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 56,645 SQUARE FEET OR 1.300 ACRES OF LAND.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Aug 21, 2018 12:32 PM

2018133195

WILLIAMSJ: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

**Recorders Memorandum** - At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.