

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 08, 2021 10:12 AM Fee: \$34.00

2021004401

Electronically Recorded

**General Warranty Deed Non Material Correction Affidavit Under Sec.
5.028, Texas Property Code**

Date: January 08, 2021

Description of Original Instrument ("Original Instrument"):

General Warranty Deed dated December 30, 2020, recorded under Document No. 2020256298 of the Official Public Records of Travis County, Texas, executed by Brenda G. Robinson aka Brenda Preston Robinson aka Brenda G. Preston to Angus Chisholm Littlejohn and Nancy Littlejohn.

Legal Description:

Lot(s) 16, Block B, TIMBERLINE TERRACE, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 8, Page(s) 6 of the Plat Records of Travis County, Texas,

Affiant: Stacey Dunn

Affiant on oath swears that the following statements are true and correct and are within the personal knowledge of Affiant:

1. My full legal name is **Stacey Dunn**, and I am over the age of eighteen (18) years and qualified to make this Affidavit.
2. I am employed as Senior Vice President and Residential Operations Directors of Heritage Title Company. I closed the transaction relating to the Original Instrument and have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed all documents.

Recorded Electronically	
ID	2021007401
County	TRAVIS
Date	1-8-2021
Time	10:12AM

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2. I am employed as Senior Vice President and Residential Operations Directors of Heritage Title Company. I closed the transaction relating to the Original Instrument and have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed all documents.

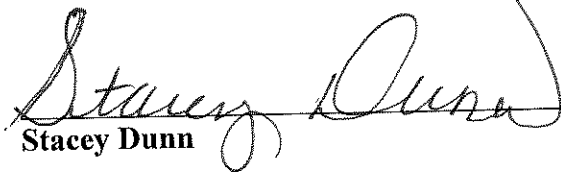
3. I am making this Affidavit as a correction instrument pursuant to Section 5.028 of the Texas Property Code, with regard to the following non-material error in the Original Instrument:

Grantee's Name Angus Chisholm Littlejohn is incomplete.

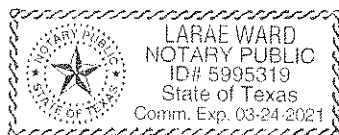
4. The Original Instrument should correctly read as follows with respect to the non-material error described above, this being a non-material change to the Original Instrument:

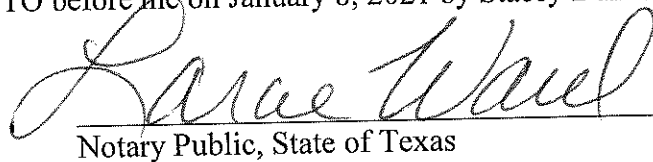
Grantee's Name Angus Chisholm Littlejohn should be shown Angus Chisholm Littlejohn, III.

5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Affidavit by first class mail to each party to the Original Instrument in accordance with Section 5.028 (d)(2), Texas Property Code. A copy of the notice is attached.


Stacey Dunn

SUBSCRIBED AND SWORN TO before me on January 8, 2021 by Stacey Dunn.




Notary Public, State of Texas



AUSTIN, TEXAS

January 08, 2021

Angus Chisholm Littlejohn III and Nancy Littlejohn
2300 Westover Road
Austin, TX 78703

Re: GF#202003740 CCT; 5015 Timberline Drive, Austin, TX 78746

Dear Angus Chisholm Littlejohn III and Nancy Littlejohn:

In connection with the above referenced transaction, please find enclosed a copy of a Non-Material Correction Affidavit(s) along with a copy of the General Warranty Deed being amended. The enclosed is being recorded in the Official Public Records of Travis County, Texas for the reasons stated on said Affidavit(s).

Should you have any questions or need more information, please feel free to contact our office.

Sincerely,

HERITAGE TITLE COMPANY OF AUSTIN, INC.

Carolyn Thornton
Senior Vice President

CCT/lw
Enclosure(s)

cc: Brenda G. Robinson
5015 Timberline Drive
Austin, TX 78746

11-GF# 202003740
RETURN TO: HERITAGE TITLE
2500 BEE CAVES BLDG.1 STE 100
AUSTIN, TEXAS 78746

Heritage Title Company of Austin, Inc.

Rollingwood Center • 2500 Bee Caves Road, Building 1, Suite 100 • Austin, Texas 78746

512.329.3900 • Fax 512.329.3999

www.heritagetitleofaustin.com