



Quitclaim

Date: December _____, 2020

Grantor: Burnet County, a Texas governmental entity

Grantor's Mailing Address: 220 South Pierce Street, Burnet, Texas 78657

Grantee: Kings Cove Estates Property Owners Association, a Texas nonprofit corporation

Grantee's Mailing Address: P. O. Box 258, Kingsland, Burnet County, Texas 78639

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1: Being a resubdivision of the Channel, Lots 7, 8 and the South irregular 40 feet of Lot 9, Block 1, of the Kings Cove Estates Subdivision as Recorded in Volume 1, Page 40 of the Plat Book Records of Burnet County, Texas; such resubdivision identifying the resubdivided lots at "Kings Cove Park" and Lot 37, according to the Survey filed for record on the 29th day of May 1962 in Volume 1, Page 110, Plat Book Records of Burnet County, Texas. Said Park being dedicated to the use of the purchasers of land within the Kings Cove Estates subdivision.

Tract 2: Being that portion of 57.36 acres, 27 acres in the W. B. Wainscott Survey No. 29, and 30.96 acres in the William Simmons Survey No. 119, Abstract No. 828, in Burnet County Texas, and being off of the West end of a 350 acre tract described in a deed to the Buckner's Boys Ranch of Record in Volume 110, Page 571, Deed Records of Burnet County, Texas; said portion of the foregoing 57.36 acres being identified as "Kings Cove Park" on the subdivision plat of Kings Cove Estates filed for record on the 11th day of January, 1960, and recorded in Volume 1, Page 40, Plat Book Record of Burnet County, Texas. Said Park being dedicated to the use of the purchasers of land within the Kings Cove Estates subdivision.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, if any, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Grantor disclaims any right, title or interest in and to the below-described Property, and disclaims any dedication of the below-described Property to Grantor; and Grantee assumes all responsibility for taxes and ownership of the Property. This deed is intended to resolve and clarify any dispute regarding the dedication, ownership and use of the Property, and declare that Grantee is the owner of all right, title and interest to the Property.

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

Burnet County, a Texas governmental entity

James Oakley
James Oakley, County Judge

Kings Cove Estates Property Owners Association, a Texas nonprofit corporation,

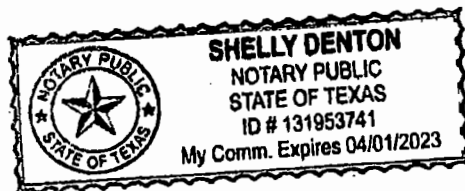
Karen Eaton
Karen Eaton, President

STATE OF TEXAS)

COUNTY OF BURNET)

Before me, the undersigned Notary, on this day personally appeared James Oakley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that James Oakley executed the same as the act of Burnet County, a Texas governmental entity, as its County Judge, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of Dec, 2020.

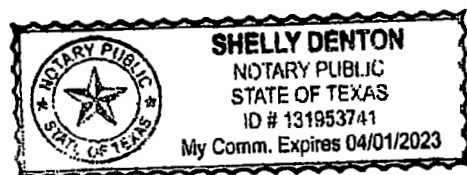


Shelly Denton
Notary Public, State of Texas
My commission expires: 4-1-23

STATE OF TEXAS)

COUNTY OF BURNET)

This instrument was acknowledged before me on December 22, 2020, by Karen Eaton, as the President of Kings Cove Property Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



Shelly Denton
Notary Public, State of Texas
My commission expires: 4/1/23

AFTER RECORDING RETURN TO:

Law Office of Anne B. Little PLLC
608 Highway 281, Suite 105
Marble Falls, TX 78654
Tel: (830) 637-7444
Fax: (830) 584-0773



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

12/22/2020 11:03:20 AM

FEE: \$0.00

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