

#13

1031Pros⁷

3/11/2025

Corey Cline
Burnet County Development Services

RE: Your File # : Deferred Exchange for Paula L. Tashjian Revocable Trust
252 Red Bluff Road, Spicewood, Texas 78669 (Replacement Property)

Dear Ms. Cline:

We approve of the replat of the property as proposed by Paula Tashjian. She has a Specific Power of Attorney to act on our behalf with this property. The Power of Attorney is attached.

Sincerely,

Lonnie Nielson
Transaction Coordinator

Tashjian,

1031

1024-4836.3/11/2025

Correction General Warranty Deed

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.

This Correction General Warranty Deed is given in correction of that one certain General Warranty Deed dated December 12, 2024, filed December 20, 2024, recorded in cch 202412886, Real Property Records, Burnet County, Texas. This instrument is given to correct the Grantee name. All other terms and conditions remain the same.

Date: December 31, 2024

Grantor: Wild Springs Investments, LLC, a Texas limited liability company

Grantor's Mailing Address: _____

Grantee: 1031 Pres, LLC

Grantee's Mailing Address: 5414 W Drybreak Pkwy PMB 246, South Jordan UT, 84099

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lots 26 and 27, SHADY CREEK RANCHES, a subdivision in Burnet County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 106, also referenced as Plat Cabinet 1, Slide 73C, Plat Records of Burnet County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

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, 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.

EXECUTED this 16th day of January, 2025 but to be EFFECTIVE the 20th day of December, 2024.

Wild Springs Investments, LLC,
a Texas limited liability company

By: _____
Shawn Culhane, Manager

Read and Approved:

1031 Pros, LLC


By: Daniel Janis
Its: manager

THE STATE OF _____ §
COUNTY OF _____ §

Before me, a Notary Public, the foregoing instrument was acknowledged on _____ day of _____, 20____ by Shawn Culhane, Manager of Wild Springs Investments, LLC who personally appeared before me, and who is known to me through _____ to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY PUBLIC, STATE OF _____

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

POWER OF ATTORNEY (Specific)

BY THIS POWER OF ATTORNEY ("Principal") 1031 Pros Titleholder 1283, LLC, does hereby appoint Paula L. Tashjian Revocable Trust

as it's true and lawful attorney. In Principal's name and for Principal's use and benefit, said attorney is authorized hereby:

- (1) To demand, sue for, collect and receive all money debts, accounts, rents, lease payments, refunds, rebates and compensation as are now or shall hereafter become due, payable, or belonging to Principal as a result of the operations and ownership of **252 Red Bluff Road, Spicewood, Texas 78669** (hereafter known as "Replacement Property") and to take all lawful means for the recovery thereof and to compromise the same and give discharges for the same;
- (2) To pay all debts, accounts, payments and obligations arising from the ownership by Principal of Replacement Property;
- (3) To execute, acknowledge and deliver contracts of sale, escrow instructions, leases, covenants, agreements and assignments of agreements.

THIS POWER OF ATTORNEY IS LIMITED TO THE MANAGEMENT, OPERATION, DISPOSITION AND SALE OF THE REPLACEMENT PROPERTY.

Giving and Granting to said attorney the power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

All that said attorney shall lawfully do or cause to be done under the authority of this Specific Power of Attorney is expressly approved.

Dated 12/19/2024

INTERMEDIARY:

1031 Pros Titleholder 1283, LLC

By:

Rochelle Gulbranson

Rochelle Gulbranson, Exchange Manager