

DEED WITHOUT WARRANTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

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THAT The County of Williamson, Texas, TRUSTEE, acting by and through the County Judge of The County of Williamson, Texas, Grantor, for and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED FIFTEEN AND .15/100S (\$1,715.00), and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which are acknowledged by Grantor, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to **Miguel Vences & Lazara Vences**, whose address is 407 East Pecan Street, P. O. Box 221, Granger, Texas 76530, the following described Property, to wit:

The West 21 feet of the East 30 feet of Lot 4, Block 30, City of Granger, Williamson County, Texas being that property more particularly described in Volume 34, Page 90 of the Plat Records and Document #2016021382 of the Official Public Records, Williamson County, Texas (Tax Account #R524435)

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions, conditions and limitations stated below, to Grantee(s) **Miguel Vences & Lazara Vences**, their successors and assigns forever, without warranty of any kind.

The Grantor and all the taxing units having an interest in the property exclude and except any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor.

Grantor(s) have not made, and do not make any representations, warranties or covenants of any kind or character whatsoever, whether express or implied, with respect to the quality or condition of the Property, the suitability of the property for any and all activities and uses which grantees may conduct thereon, compliance by the property with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, grantors do not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the Property. This Property is sold "as is" with all faults.

The consideration paid by the grantee being equal to the market value of the property as specified in the judgment of foreclosure, this conveyance is made pursuant to the provisions of Section 34.05 (a) and (h) of the Texas Tax Code.

IN TESTIMONY WHEREOF The County of Williamson, Texas, Trustee, has caused these presents to be executed on this the \_\_\_\_ day of April, 2016.

The County of Williamson, Texas, Trustee

By

County Judge

*Jim Burkman*  
*Commissioner, Pct. One*

THE STATE OF TEXAS

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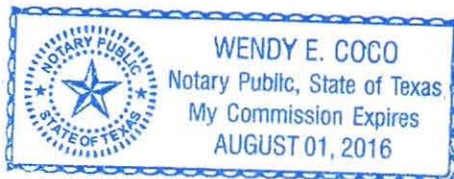
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COUNTY OF WILLIAMSON

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BEFORE ME, the undersigned authority, on this day personally appeared Dan A. Gattis, County Judge of The County of Williamson, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20<sup>th</sup> day of April, 2016.



*Wendy E. Coco*

Notary Public, State of Texas

My commission expires 8/1/16

After recording, return to:

**Miguel Vences & Lazara Vences**

**407 East Pecan Street**

**P. O. Box 221**

**Granger, Texas 76530**