

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	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON	§	

THAT The County of Williamson, Texas, TRUSTEE for itself and the City of Granger, Texas, and Granger Independent School District, acting by and through the County Judge of The County of Williamson, Texas, for and in consideration of the sum of FOUR THOUSAND AND .00/100S (\$4,000.00), 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 **Mister Exterior LLC**, whose address is 16719 White Brush Loop, Austin, Texas 78717, the following described Property, to wit:

All of Lots 11, 12, 13, 14, 15, 16, and 17 and the South 40 feet of Lots 18, 19, and 20, Block 27, Original Townsite of the City of Granger, Williamson County, Texas, being that property more particularly described in Volume 259, Page 4 and a part of that tract of land more particularly described in Volume 408, Page 586 of the Deed Records, Williamson County, Texas (Tax Account #R012620).

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 **Mister Exterior LLC**, their successors and assigns forever, without warranty of any kind.

The Grantor and all the taxing units involved in this conveyance 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. This conveyance is expressly made subject to any right of redemption of the Property which may exist under Section 34.21 of the Texas Tax Code.

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 greater than the adjudged market value of the property, this conveyance is made pursuant to the provision 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 3rd day of November, 2020.

The County of Williamson, Texas

By

Bill Gravell, Jr.

Bill Gravell, Jr.  
County Judge

THE STATE OF TEXAS

§  
§  
§

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Bill Gravell, Jr., Williamson County Texas, County Judge, 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 3rd day of November, 2020.



Andrea L. Schiele

Notary Public, State of Texas

After recording, return to:

Mister Exterior LLC  
16719 White Brush Loop  
Austin, Texas 78717