



Jaden Alexandra Riley <jadenalexandrarity@gmail.com>

Admin packet re: Estate of June P. Bloch — preservation + non-privileged records (KOA)

Albers, Rick <Ralbers@koalaw.com>

Fri, Oct 24, 2025 at 2:04 PM

To: Jaden Alexandra Riley <jadenalexandrarity@gmail.com>, "Cross, Darri" <dcross@koalaw.com>

Jaden -

Attorney files belong to the client, not the attorney. I cannot release anything in the files without client consent. I can however tell you that I have not seen and know nothing about either of the Wills prior to your mentioning them.

Ms Cross does keep a Notary Journal for all notarizations. We can release the Notary Journal entry for the notarization you are requesting.

Due to the volume of email messages I receive daily, I do not have the option to spend the time that would be necessary to read the over 100 page attachment you sent, nor the entirety of your email message. To avoid any future correspondence to me from being deleted as a suspicious email message or junk email, please send any future correspondence via US mail. I cannot guarantee that I will see or read anything sent via email.

The Notary Journal entry you requested (and the document referenced therein – which is the deed prior to recording) is attached (4 pages total). The Texas Driver License number has been redacted due to privacy requirements. Other journal entries have been redacted as well.

Rick Albers

Kuperman, Orr & Albers, P.C.

[2500 Bee Cave Road](#)

Building Two, Suite 150

Austin, Texas 78746

Direct Phone: 512-473-4106

Main Phone: 512-473-4100

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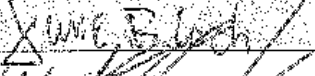

Email: ralbers@koalaw.com

Website: www.koalaw.com

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Notary Journal 6-9-2021_Redacted w Deed.pdf
353K

Notarization Date/Time	Document Date	Type of Notarization	Name of Signer	Signer's Signature	Signer's Address and Telephone Number	Type of Identification		Description of Document, Additional Information, or Comments
						<input checked="" type="checkbox"/> Credible Witness	<input type="checkbox"/> I.D. Card <input type="checkbox"/> Personally Known <input type="checkbox"/> Passport <input type="checkbox"/> Other	
6-9-21	6-9-21	Oath	June Bloch		on file see special warranty deed		AT# Texas 	Special Warranty Deed see special warranty deed for grantee's name, address and County

SPECIAL 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.

Date: June 9, 2021

Grantor: June P. Bloch, an unmarried woman

Grantor's Mailing Address: 5702 Trailridge Drive
Austin, Texas 78731

Grantee: Lindsey Bloch

Grantee's Mailing Address: 5704 Trailridge Drive
Austin, Texas 78731

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 21, Highland Hills, Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 115, Plat Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

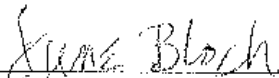
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

This conveyance is specifically made subject to the vendor's lien and superior title retained in deed dated October 11, 2016, executed by James D. Wright and Julie L. Wright to June P. Bloch, an unmarried woman, recorded in Document No. 2016172830 of the Official Public Records of Travis County, Texas, securing the payment of a note of even date in the principal amount of \$417,000.00, and the lien of a deed of trust of even date to Allan B. Polunsky, trustee, recorded in Document No. 2016172831 of the Official Public Records of Travis County, Texas, additionally securing the payment of the \$417,000.00 note.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

GRANTOR:

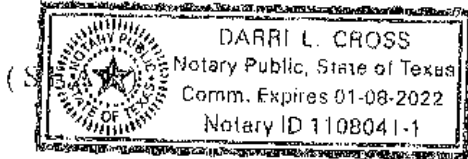


June P. Bloch, an unmarried woman

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 9th day of JUNE, 2021, by June P. Bloch, an unmarried woman.



Darri L. Cross
Notary Public, State of Texas

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