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OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 03, 2022 11:20 AM Fee: \$34.00

2022000482

Electronically Recorded

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Senders Title 2106250-TISU

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.

GENERAL WARRANTY DEED
(Cash)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Travis §

THAT THE UNDERSIGNED, Lindsey Bloch, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY A 1/2 UNDIVIDED INTEREST unto Jonathan Poritsky, "Grantee", whose address is, 5704 Trailridge Dr, Austin, TX 78731, whether one or more, the real property described as follows:

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.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Travis, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 27 day of December 2021.



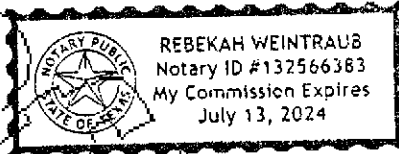
Lindsey Bloch

THE STATE OF Texas

§
§
§

COUNTY OF Travis

The foregoing instrument was acknowledged before me on the 27 day of December
2021 by Lindsey Bloch



Rebekah Wait
NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO : Jonathan Poritsky 5704 Trailridge Dr, Austin, TX 78731