



Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

Jun 09, 2021 02:54 PM Fee: \$34.00

2021129399

Electronically Recorded

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

Special Warranty Deed
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I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/14/2025

Dyana Limon-Mercado, Travis County Clerk

By: D. Bartholomew Deputy Clerk

D. BARTHOLOMEW

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
June P. Bloch, an unmarried woman

Special Warranty Deed
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I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

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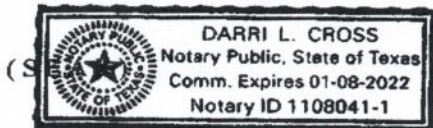
Dyana Limon-Mercado, Travis County Clerk

By: D. Bartholomew Deputy Clerk

D. BARTHOLOMEW

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 Cross
 Notary Public, State of Texas

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Special Warranty Deed
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I, Dyana Limon-Mercado, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 10/14/2025

Dyana Limon-Mercado, Travis County Clerk

By: _____

D. Bartholomew

Deputy Clerk

D. BARTHOLOMEW