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Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 11, 2022 10:29 AM Fee: \$30.00

2022045361

Electronically Recorded

After Recording Return To

John M. Nolan
Winstead, P.C.
500 Winstead Building
2728 Harwood Street
Dallas, Texas 75201

Space Above This Line for Recorder's Use

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.

KNOW ALL PERSONS BY THESE PRESENTS, That M.M. Reynolds 67 M.O.M. Trust, residing at 4009 Sabio Street, Unit 164, Austin, Travis County, Texas 78749, ("**Grantor**"), in consideration of the sum of ten dollars (**\$10.00**) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto 2nd Street Development, LLC, residing at 515 Congress Avenue, Suite 1620, Austin, Travis County, Texas 78701 ("**Grantee**"), the following described real property and premises, situated in Travis County, State of Texas, to wit:

That certain tract of land totaling approximately 0.2557 gross acres, further described in the Travis County Appraisal District records as Property ID 192857 and located at 319 East 2nd Street, in the City of Austin, Travis County, Texas 78701, being further described as Lot 7 and the East 41.3 feet of Lot 8, Block 8, ORIGINAL CITY OF AUSTIN, Travis County, Texas, according to the map or plat thereof, recorded in the General Land Office of the State of Texas

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "**Property**").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the 9 day of March, 2022.

GRANTOR:

M.M. Reynolds/67 M.O.M. Trust

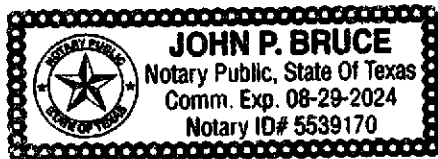
By: Michael M. Reynolds
Its: Trustee

STATE OF TEXAS)

COUNTY OF TRAVIS)

I, the undersigned, a Notary Public in and for the State of Texas, hereby certify that Michael M. Reynolds, whose name is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily in the capacity set forth above.

Given under my hand this 9 day of MARCH, 2022.



Notary Public

My Commission Expires: _____

4870-7631-4643v.2 59743-17 3/7/2022

11-GF# 202003457JPB
Return to: Heritage Title
200 W 6th Street, Suite 1600
Austin, TX 78701