

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.

WARRANTY DEED

STATE OF TEXAS

COUNTY OF AUSTIN

KNOW ALL MEN BY THESE PRESENTS:

THAT GREG KLATT and wife, LYNN KLATT, residents of Austin County, Texas ("Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto DUC KY TO and wife, TRACY DO, residents of Austin County, Texas ("Grantees"), whose mailing address is P. O. Box 189, Sealy, Texas 77474, all of the following described real property located in Austin County, Texas:

Lot 68, in Quail Meadows Subdivision, to the City of Sealy, Austin County, Texas, according to the map or plat of said subdivision recorded in Volume 1, at Pages 107-108 of the Plat Records of Austin County, Texas.

This conveyance is made and accepted SUBJECT TO the following:

- Reservations, easements and other matters set forth in Declaration dated January 26, 1984 and recorded in Volume 483, at Page 301 of the Official Records of Austin County, Texas, and amended instrument recorded in Volume 497, at Page 233 of the Official Records of Austin County, Texas and in Volume 662, at Page 125 of the Official Records of Austin County, Texas.
- Building lines, utility and drainage easements, and restrictions, covenants and conditions, if any, as shown on plat of Quail Meadows Subdivision recorded in Volume 1, at Pages 107-108 of the Plat Records of Austin County, Texas.

4 | 20

- Royalty reservation described in instrument dated April 2, 1980 and recorded in Volume 427, at Page 517 of the Deed Records of Austin County, Texas.
- Mineral reservation described in instrument dated January 27, 1984 and recorded in Volume 483, at Page 301 of the Official Records of Austin County, Texas.
- Waiver of Ingress and Egress Rights for Mineral Interests executed by Quail Investment Partnership, dated April 2, 1992, and recorded in Volume 663, at Page 760 of the Official Records of Austin County, Texas.
- Sign Agreement from William James Newcom to State of Texas, dated February 2, 1938, and recorded in Volume 117, at Page 311 of the Deed Records of Austin County, Texas.
- Building set back lines as shown in instrument recorded in Volume 483, at Page 301 of the Official Records of Austin County, Texas.
- Easement from Laura Burttschell to the City of Sealy, dated August 31, 1965, and recorded in Volume 284, at Page 104 of the Deed Records of Austin County, Texas.
- Rights of the public in and to any portion of the above described real property in the street or right of ways as shown on plat recorded in Volume 1, at Page 107 of the Plat Records of Austin County, Texas.
- Agreement regarding underground electrical service between First Savings Association of Brenham and Houston Lighting and Power Co., Inc., dated March 22, 1982, and recorded in Volume 458, at Page 303 of the Official Records of Austin County, Texas.
- All presently outstanding, recorded, and valid oil, gas and/or other mineral exceptions, reservations, conveyances, rights of development, or leases, and/or other instruments constituting oil, gas or other mineral severances of any kind.

TO HAVE AND TO HOLD the above described real property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs, executors, administrators, successors and assigns; and Grantors hereby bind themselves, their heirs, executors, administrators, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the above described real property unto the said Grantees,

their heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Ad valorem taxes on the above described real property for 2019 having been prorated, the payment thereof is assumed by Grantees.

EXECUTED the 16 day of April, 2019.

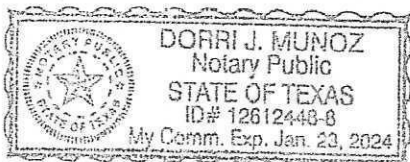
[Signature]
GREG KLATT

[Signature]
LYNN KLATT

STATE OF TEXAS

COUNTY OF AUSTIN

This instrument was acknowledged before me on the 16 day of April, 2021, by GREG KLATT.

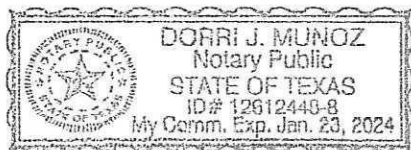


[Signature]
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF AUSTIN

This instrument was acknowledged before me on the 16 day of April, 2021, by LYNN KLATT.



[Signature]
Notary Public, State of Texas

THIS PAGE IS INTENTIONALLY
LEFT BLANK
FOR RECORDING PURPOSES

Instrument # 212164
4/21/2021 10:23 AM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the
date and time stamped by me and was recorded in the
Official Public Records of Austin County, Texas.

Carrie Gressor, County Clerk
Austin County, Texas

By: *Rebecca Thomas*