

WARRANTY DEED

STATE OF TEXAS §
§
COUNTY OF BASTROP §

NOTICE OF CONFIDENTIALITY 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: _____ day of _____, 20____

GRANTOR: WOODRUN LTD.

GRANTOR’S MAILING ADDRESS: 7901 East Ben White Blvd.
Austin, Texas 78741

GRANTEE: _____

GRANTEE’S MAILING ADDRESS: _____

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY: Block _____ Lot # _____ WoodRun Subdivision, a subdivision in Bastrop County, Texas record in Vol. _____ Page _____ of the Real Property Records of Bastrop County, Texas. All of the real property, rights, interests and appurtenances are referred to as the “**Property**”.

CONVEYANCE: Grantor, for the consideration stated and subject to the reservations from and exceptions to conveyance and warranty stated herein, **GRANTS, SELLS AND CONVEYS** to Grantee the Property, together with all and singular rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, and Grantee’s heirs, personal representative, successors and assigns forever. Grantor binds Grantor and Grantor’s successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the property to Grantee and Grantee’s heirs, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXCEPTIONS TO CONVEYANCE: This Conveyance is made subject to all easements, restrictions and other matters of record.

Ad valorem taxes for the year 20____ are to be paid by Grantee.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

WOODRUN, LTD.

By: L&L Investment, LLC
Its General Partner

By: _____
Sidney E. Lanier
Its Manager

ACKNOWLEDGMENT

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This instrument was acknowledged before me on the _____ day of _____, 20__ by, Sidney E. Lanier manager of L&L Investment, LLC on behalf of the limited liability company.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

