New Braunfels Title Co. G.F.# 1137-1409-2020 KIC

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.

GENERAL WARRANTY DEED

STATE OF TEXAS

8 KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

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THAT TRISTAN VENTURES, LLC, a Texas limited liability company, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by JAMESON GIPS and COLLEEN GIPS, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Comal County, Texas, to-wit:

Being a **1.00** acre tract of land, more or less, out of the J.M. Veramendi Two League Survey, Abstract No. 2, Comal County, Texas, and being all of a called 1.00 acre tract of land described in Document No. 201306003205, in the Official Public Records, Comal County, Texas, more particularly described by metes and bounds in **Exhibit "A"**, attached hereto, and made a part hereof.

This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Comal County, Texas,

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

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, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 20th day of July, 2020.

TRISTAN VENTURES, LLC, a Texas limited liability company

Ву: ___

NOEL TRISTAN, Manager

STATE OF TEXAS COUNTY OF <u>Fire</u>

This instrument was acknowledged before me on this the 20^{42} day of July, 2020, by NOEL TRISTAN, Manager of TRISTAN VENTURES, LLC, a Texas limited liability company.

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VALERIE A. DOWNS Notary Public. State of Ohio My Commission Expires

August 6 2023 X Notary Public in and for the State of Fexas Ohio

GRANTEE'S MAILING ADDRESS:

541 Magozine Ave. New Braickfels Tx 78130

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