

**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.**

45544 STC

**WARRANTY DEED**

DATE: May 11, 2021

GRANTOR: LSLP LEGACY HILLS, LLC, a Delaware limited liability company,

GRANTOR'S MAILING ADDRESS: P.O. BOX 1987, MARBLE FALLS, TX, 78654

GRANTEE: LARRY DONOP and JANETTE DONOP

GRANTEE'S MAILING ADDRESS: 2110 STANTON ST., BRADY, TX, 76825


CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration paid to Grantor, and the receipt of which is hereby duly acknowledged and for which no lien either express or implied is herein retained, has granted sold and conveyed by these presents does hereby grant, sell and convey to the grantee all of the following tracts or parcels of land, to-wit:

PROPERTY (including any improvements): Being Lot No. 52, Final Plat of Legacy Hills, a subdivision in Blanco County, Texas, as shown on plat recorded in Volume 3, Pages 315-320, Plat Records of Blanco County, Texas.

**Property Condition:** Grantee hereby acknowledges and agrees that to the extent permitted by law, except for Grantor's express written representations, warranties and covenants, if any, as may be expressly set forth in the Contract, and the documents delivered to Grantee at closing, including the warranty to be contained in the Deed (as defined herein), the sale of the Property shall be "AS IS", "WHERE

IS" without representation or warranty, express or implied and with all faults. Without limiting the foregoing, Grantor has not made, does not make, and specifically disclaims any and all presentations, warranties, promises, covenants, agreements, or guaranties of any kind or character whosoever, whether express or implied, oral or written, past, present or future, of as to, concerning, or with respect to Legacy Hills Subdivision, or the Property, including all implied warranties of fitness for a particular purpose, merchantability and habitability, all warranties imposed by statute ( to the extent they can be disclaimed) and all other implied or express warranties of any kind or character. Without limiting the generality of the foregoing, Grantor hereby disclaims any and all express or implied warranties as to design, construction, view, sound and/or odor transmission, furnishing and equipping of the Property. Grantor has not given and Grantee has not relied on or bargained for any such warranties. Grantee further acknowledges that Grantee has or will have the right to conduct its own independent examination of the Property and is relying on that examination to satisfy itself as to the condition and status of the Property. Grantee has not relied upon any representation of any person on behalf of or purported to be on behalf of Grantor. As to any implied warranty which cannot be disclaimed entirely, all secondary, incidental and consequential damages are specifically excluded and disclaimed (claims for such secondary, incidental and consequential damages being unavailable in the case of implied warranties which are disclaimed entirely above). Grantee acknowledges and agrees that Grantor does not guarantee, warrant or otherwise assure, and expressly disclaims, any right to view from the Property. If the property Grantee is purchasing adjoins a pond, stream, creek or river, please note that the water level fluctuates for various reasons, including but not limited to draught or flood conditions. Grantor makes no warranty or representations regarding the water level in any body of water located in the Subdivision.

Acknowledged by Grantee:

  
Larry Donop

  
Janette Donop

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Grantor reserves unto itself, its successors all oil, gas and minerals rights and reasonable use of the surface by the mineral owner to produce the minerals in accordance with the Rules and Regulations of the Texas Railroad Commission.
2. This conveyance is made subject to any and all restrictions, covenants, conditions, assessments, reservations and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the herein



mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's 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.

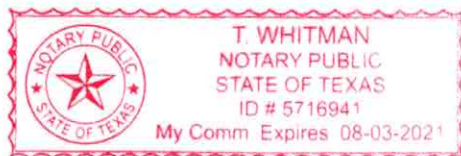
When the context requires, singular nouns and pronouns include the plural.

LSLP Legacy Hills, LLC  
a Delaware limited liability company,  
By: American Land Partners, Inc.  
a Delaware corporation,  
Its Manager

Chad T. May  
By: Chad T. May  
Authorized Agent

STATE OF TEXAS  
COUNTY OF BURNET

This instrument was acknowledged before me on the 11<sup>th</sup> day of May, 2021, by Chad T. May, Authorized Agent of American Land Partners, Inc., a Delaware corporation, Manager of LSLP Legacy Hills, LLC, a Delaware limited liability company.



T. Whitman  
Notary Public, State of Texas