

After Recording, Return To:
Accent Real Estate Services

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.

SPECIAL WARRANTY DEED

Effective Date: November 3, 2020, 2020

Grantor (whether one or more): TOM KIRWAN, a single person

Grantor's Mailing Address: TOM KIRWAN
7009 Palisades Point
Belton, Texas 76513 (Bell County)

Grantee (whether one or more): WOODLAKE PROPERTY OWNER'S ASSOCIATION, SECTION ONE, INC., a Texas non-profit corporation

Grantee's Mailing Address: WOODLAKE PROPERTY OWNER'S ASSOCIATION, SECTION ONE, INC., a Texas non-profit corporation
P.O. Box 1904
Belton, Texas 76513 (Bell County)

Consideration: Good and Valuable consideration from Grantee to Grantor consisting of the conveyance of real property, and for which no lien, either express or implied, is retained.

Property:

WOODLAKE SECTION ONE REPLAT, RESERVED AREA, according to the plat in Cabinet A, Slide 368-C, Plat Records of Bell County, Texas, which property is referenced at the Tax Appraisal District of Bell County as Property ID 130525 and 468098

TOGETHER WITH, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise) all right, title and interest, if any, of Grantor as owner of the Property, but not as owner of any other property, in and to:

- (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) all

SPECIAL WARRANTY DEED – KIRWAN TO WOODLAKE

right, title, and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property, and (d) any and all reversionary interests in and to said real property.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:


Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, if any; all easements, rights-of-way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, but only to the extent that any of the foregoing are validly existing and shown of record in the hereinabove mentioned county and state; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or protrusions or overlapping of improvements; all zoning laws, regulations and ordinances of applicable governmental authorities, but only to the extent that they are still in effect and relate to the Property; taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural. Grantor includes Grantor's heirs, successors, and assignees, and Grantee includes Grantee's heirs, successors, and assignees.

By acceptance of this deed, Grantor and Grantee acknowledge that Baird, Crews, Schiller & Whitaker, P.C. ("BCSW") (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title to the Property but has prepared this deed based on information and documents furnished to BCSW, and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

This deed is executed by a party as of the date of his/her/its respective Acknowledgment but is effective as of the Effective Date.

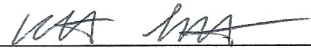


TOM KIRWAN

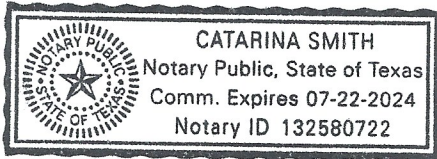
(Acknowledgment)

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on 30 October, 2020, by TOM KIRWAN.



Notary Public, State of Texas



PREPARED IN THE LAW OFFICES OF:
Baird, Crews, Schiller & Whitaker, P.C.
Attn: Marsha L. Schiller-Lunde / pmc
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2020062246

As
DEED

Recorded On: November 10, 2020

Parties: KIRWAN TOM

To WOODLAKE POA SECTION ONE INC

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00

Total Fees:

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

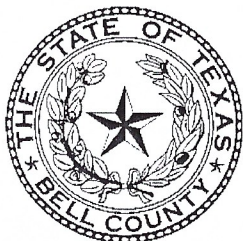
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2020062246
 Receipt Number: 156055
 Recorded Date/Time: 11/10/2020 11:52:52 AM
 User / Station: frysr - BCCCD0640

Record and Return To:

BILL JONES
 2400 S 57TH STREET
 TEMPLE, TX 76504



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
 Bell County Clerk