

04-127749 ch 1/03

GENERAL WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF TRAVIS §

THAT THE UNDERSIGNED, IRENE HERNANDEZ, sometimes known as Irene D. Hernandez, of the County of Travis, State of Texas, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the City of Austin, a Texas municipal corporation situated in the Counties of Hays, Travis, and Williamson, State of Texas, herein referred to as "Grantee", whether one or more, the following described real property, to-wit:

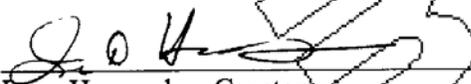
3

Lot Twenty-three (23), LINDA VISTA, a subdivision of Travis County, Texas, according to the map or plat thereof recorded in Volume 57 at Page 91, Plat Records of Travis County, Texas.

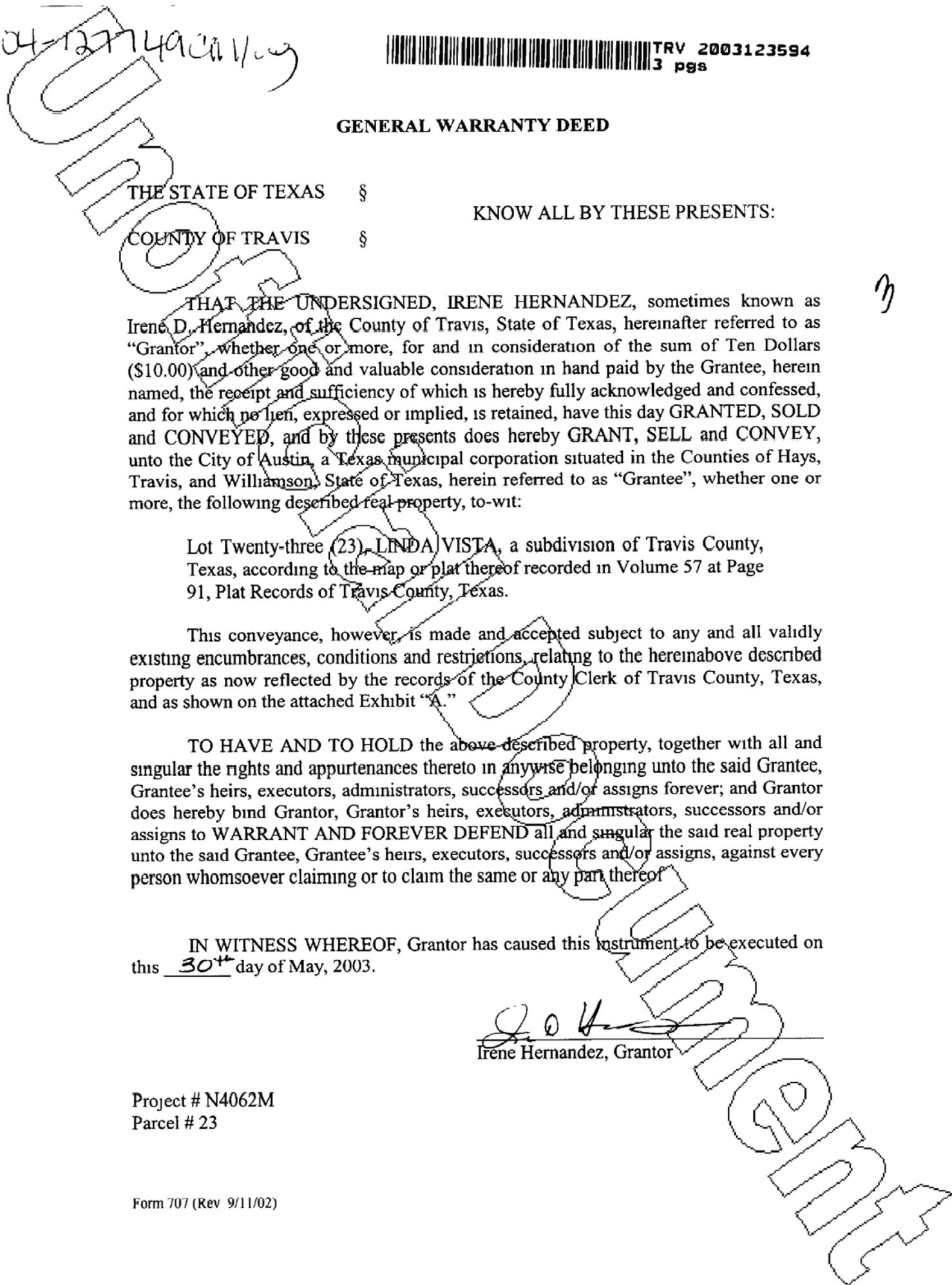
This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Travis County, Texas, and as shown on the attached Exhibit "A."

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said real property unto the said Grantee, Grantee's heirs, executors, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 30th day of May, 2003.


Irene Hernandez, Grantor

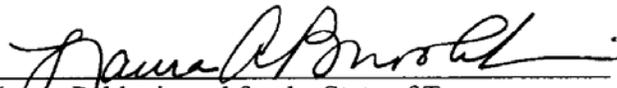
Project # N4062M
Parcel # 23

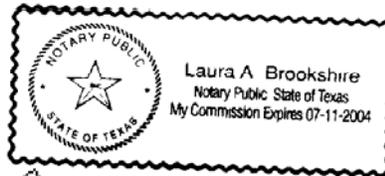


STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared IRENE HERNANDEZ, sometimes known as Irene D. Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 30th day of May, 2003.


Notary Public in and for the State of Texas



Ret:

COMMONWEALTH LAND TITLE

EXHIBIT "A"

PERMITTED EXCEPTIONS

Electric Utility Easement dated April 25, 1940, to the Lower Colorado River Authority and recorded in Volume 649 at Page 328, Deed Records of Travis County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

06-02-2003 03:57 PM 2003123594
PAREDEST \$13.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS