

15/ITC/LBA/GF# 2153625-SMA

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

Date: Sept. 30, 2021

Grantor: SHARON MICHAELIS, owning, occupying and claiming other property as homestead

Grantor's Mailing Address:

P. O. Box 1267
Kyle, Texas 78640-1267

Grantee: STEPHEN L. BUTLER

Grantee's Mailing Address:

P. O. Box 769
Buda, Texas 78620

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being 0.0530 of an acre of land, more or less out of Lots 1 and Lot 2, Block 16, TOWN OF KYLE, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 62, Page 599, Deed Records, Hays County, Texas; said 0.0530 of an acre being more particularly described by a metes and bounds description in Exhibit "A" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

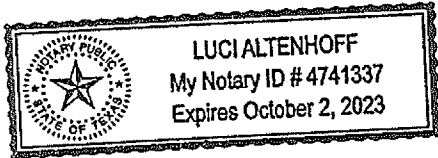
When the context requires, singular nouns and pronouns include the plural.

Sharon Michaelis
SHARON MICHAELIS

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me on Oct. 1, 2021, by SHARON MICHAELIS.



Luci Altenhoff
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
The Majors Law Firm, PLLC
410 Lamar Avenue
San Marcos, Texas 78666-3630

HAYES SURVEYING202 SUNFLOWER DRIVE
KYLE, TEXAS 78640Phone 512/268-4813
Fax 512/268-4824**EXHIBIT A****METES & BOUNDS DESCRIPTION FOR 0.0530 ACRES OF LAND**

A tract of land containing 0.0530 acres out of and part of Lots One (1) and Two (2), of Block Sixteen (16), of the Original Town of Kyle, as recorded in Volume 'R', Page 336, of the Hays County Deed Records, that portion of Lot 1 being all of said Lot 1 as conveyed to M. G. Michaelis in May of 1915 and recorded in Volume 67, Page 516 of the Hays County Deed Records, less and except that portion of Lot 1 as conveyed by M. G. Michaelis to the City of Kyle and recorded in Volume 111, Page 322, of the Hays County Deed Records, together with that portion of Lot 2 as conveyed to Lillie Michaelis and recorded in Volume 151, Page 366, of the Hays County Deed Records, said 0.0530 acres being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found in the east right-of-way of the called 20' alley of said Block 16 as shown of the said recorded plat for the City of Kyle, for the southwest corner of the Krug Tract as described in Volume 1099, Page 813, of the Official Public Records of Hays County, for the northwest corner of that portion of said Lot 2 as conveyed to Lillie Michaelis and for the northwest corner of the herein described tract;

THENCE S 89° 20' 20" E, leaving the alley, a distance of 69.87 feet to a $\frac{1}{2}$ " iron rod found in the west property line of that tract as conveyed to the City of Kyle by M. G. Michaelis for a southeast corner of the said Krug Tract, the northeast corner of the said portion of Lot 2 conveyed to Lillie Michaelis and for the northeast corner of this herein described tract;

THENCE S 00° 45' 00" W, and at approximately 8.12 feet, called 5 feet in conveyance deed, passing the southeast corner of the said Lillie Michaelis Tract, the south property line of said Lot 2 and the north line of the said Lot 1, in all a total distance of 33.12 feet to a $\frac{1}{2}$ " iron rod set in the north right-of-way line of Miller Street, formally West Hays Street, for the southeast corner of this tract and the southwest corner of that portion of said Lot 1 as conveyed to the City of Kyle;

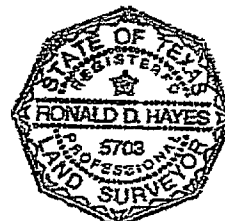
THENCE N 89° 15' 00" W, along the Miller Street right-of-way, a distance of 69.87 feet to a $\frac{1}{2}$ " iron rod set at the intersection of the north right-of-way of Miller Street with the east right-of-way of the said 20' alley, for the southwest corner of the said Lot 1 and the southwest corner of the herein described tract;

THENCE N 00° 45' 00" E, and at 25.00 feet passing the northeast corner of said Lot 1 and the southwest corner of said Lot 2, in all a total distance of 33.01 feet to the POINT OF BEGINNING, containing 0.0530 acres.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in September of 2006. The bearing source used was determined from a steel bolt found at the intersection of the centerline of West South Street with the centerline of South Nance Street and a cotton gin spindle found at the intersection of the centerline of North Nance Street with the centerline of West Lockhart Street. This survey was done without the use of a title search. There may be previous conflicts in title or easements not shown herein. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic.

Reference the attached sketch marked EXHIBIT A, File # MLLRST01.


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21054259 DEED
10/01/2021 11:39:03 AM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

