

2 pgs
WD

20207070

HILLS OF SEVEN FALLS, LLC TO SEVEN FALLS OWNERS ASSOCIATION**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THE INSTRUMENT BEFORE IT IS FILE FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOU DRIVER'S LICENSE NUMBER.****WARRANTY DEED****Date:** November 1, 2020
Grantor: HILLS OF SEVEN FALLS, LLC, a Texas limited liability company**Grantor's Mailing Address:** 4136 Amherst Ave
Dallas, Texas 75225**Grantee:** SEVEN FALLS OWNERS ASSOCIATION**Grantee's Mailing Address:** SFOA Secretary/Treasurer
10 Seven Falls Drive
Fredericksburg, Texas 78624**Consideration** TEN AND NO/100 DOLLARS and other valuable consideration in hand paid by Grantee, the receipt and sufficiency of which if fully acknowledged.**Property:**

SEVEN FALLS RANCH 21.5026, -ROADS FOR SEVEN FALLS RCH SUBD- shown on plat of record in Volume 2, Page 197, Plat Records, Gillespie County, Texas, and further described in the Dedication and Restrictions for Seven Falls Ranch dated September 22, 2000 and recorded in Vol 404, pages 647-666, Real Property Records of Gillespie County, Texas.

Grantor, for the Consideration, grants, sells, and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any way belonging, subject to record or visible easements, restrictions and exceptions, TO HAVE AND TO HOLD the Property to Grantee, Grantee's executors, administrators, successors, or assigns forever, Grantor binds Grantor and Grantor's executors, administrators, and successors TO WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's 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.

GRANTOR:

HILLS OF SEVEN FALLS, LLC

BY: Donald A Laidlaw

NAME: Donald A Laidlaw, Jr

TITLE: (Managing Member)

STATE OF TEXAS

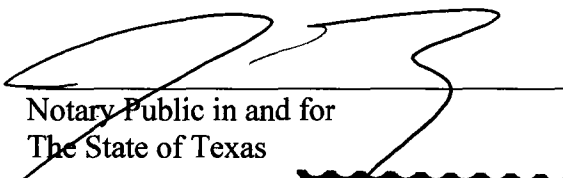
§

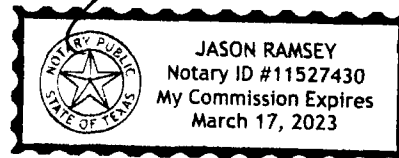
§

COUNTY OF GILLESPIE

§

This instrument was acknowledged before me on the 16 day of November 2020 by Donald A Laidlaw, Managing member of HILLS OF SEVEN FALLS, LLC, a limited liability company, on behalf of said company.


Notary Public in and for
The State of Texas



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County Texas

November 18, 2020 01:13:22 PM

FEE: \$30.00

LMOOSE

20207070

WD

