

GF# 2176711 8v**Warranty Deed**

Stewart Title - Bitters

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all 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.

Date: November 21, 2023Grantor: **Robert Miller and Velma Miller, husband and wife**

Grantor's Mailing Address: 2981 Lovers Ln Ingleside, TX 78362

Grantee: **Uberaldo Benitez Rebollar**Grantee's Mailing Address: 137 Riverhill Drive
Georgetown, TX 78626

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Lots Twenty-one (21) and Twenty-two (22), TANGLEWOOD II, A REPLAT OF A PORTION OF CLIFF ESTATES, UNIT II AND A PORTION OF THE RE-SUBDIVISION OF CLIFF ESTATES, a subdivision in Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 386-B, Plat Records of Bell County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

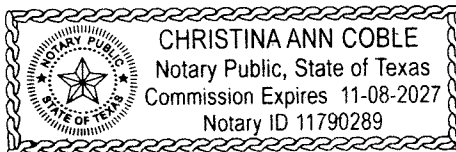

Robert Miller

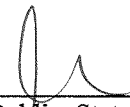

Velma Miller

STATE OF TEXAS

COUNTY OF Aransas

This instrument was acknowledged before me on this 21 day of November 2023, by Robert Miller and Velma Miller.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Uberaldo Benitez Rebollar



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

Instrument Number: 2023052752

**As
DEED**

Recorded On: November 29, 2023

Parties: MILLER ROBERT

To REBOLLAR UBERALDO BENITEZ

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00
Total Fees:	\$15.00

******* 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: 2023052752

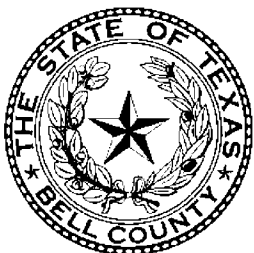
Receipt Number: 377359

Recorded Date/Time: 11/29/2023 12:22:42 PM

User / Station: fosterk - BCCCD0735

Record and Return To:

Stewart Title - Bexar



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