

**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.**

**CASH WARRANTY DEED**

**Date:** October 12, 2020

**Grantor:** ANTHONY B. VAN NOY and SUE B. VAN NOY

**Grantee:** ABIGAIL SUE COOPER and SHAWN DAVID COOPER

**Grantee's Mailing Address:**

P. O. Box 589  
Jarrell, Texas 76537

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

**Tract 1:**

Lot One (1) in Block "A" of REPLAT OF LOT 1 FAITH TABERNACLE CHURCH, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2020082252 of the Official Public Records of Williamson County, Texas.

**Tract 2:**

For Grantee and Grantee's successors and assigns, the free, uninterrupted, and perpetual use of an access easement for ingress and egress to Tract 1, over the property described by metes and bounds in Exhibit "A" attached hereto.

**Reservations From and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's

heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, 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.

*Anthony B. Van Noy*  
\_\_\_\_\_  
ANTHONY B. VAN NOY

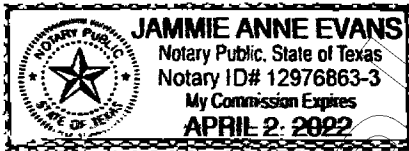
*Sue B. Van Noy*  
\_\_\_\_\_  
SUE B. VAN NOY

**ACKNOWLEDGMENT**

**STATE OF TEXAS**  
**COUNTY OF WILLIAMSON**

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This instrument was acknowledged before me on October 22, 2020 by ANTHONY B. VAN NOY.



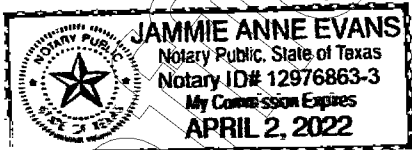
*Jammie Anne Evans*  
\_\_\_\_\_  
Notary Public, State of Texas

**ACKNOWLEDGMENT**

**STATE OF TEXAS**  
**COUNTY OF WILLIAMSON**

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This instrument was acknowledged before me on October 22, 2020 by SUE B. VAN NOY.



*Jammie Anne Evans*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

David Darnell  
3613 Williams Drive, Suite 204  
Georgetown, Texas 78628

AFTER RECORDING RETURN TO:

N. West Short  
313 West 10<sup>th</sup> Street  
Georgetown, Texas 78626

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020131477**

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10/23/2020    04:31 PM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

Unofficial Document