

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.

WARRANTY DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF **TOUPPER(FIELD(**Property County)) §

That the undersigned **TOUPPER(FIELD(Grantor))**, of **FIELD(Grantor's Address)**, County of **IFBLANK(Grantor County)FIELD(Property County)ELSE FIELD(Grantor County)ENDIF** and State of Texas (hereinafter called Grantors), for and in consideration of love and affection for the below-named Grantee, have **GRANTED AND CONVEYED**, and by these presents do **GRANT AND CONVEY** to **TOUPPER(FIELD(Grantee))** of **FIELD(Grantee's Address)** (hereinafter known as "Grantee," whether one or more) the following-described real property (the "Property") in **FIELD(Property County)** County, Texas:

FIELD(Legal Description)

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, and the Grantee's heirs, assigns, personal representatives, and successors forever; and Grantors do hereby bind the said Grantors and the Grantors' heirs, assigns, personal representatives, and successors to **WARRANT AND FOREVER DEFEND** all and singular the said premises to the said Grantee, and to the Grantee's heirs, assigns, personal representatives, and successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to any exceptions specifically stated in this instrument.

GRANTOR EXPRESSLY CONVEYS THE PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS, LIENS, ENCUMBRANCES, AND LIMITATIONS OF RECORD, IF ANY.

SAVE AND EXCEPT, Grantors reserve out of the Property conveyed in this instrument a life estate in the Property for Grantors' lives, without any liability for waste, including the right to full possession of the Property, with full power and authority in Grantors to sell, convey, mortgage, lease, gift or otherwise dispose of the Property in fee simple, with or without consideration, without joinder by or consent of the remaindermen, and to keep absolutely any and all proceeds derived therefrom. During the lifetime of the Grantors, the Grantee shall not be entitled to transfer, assign, pledge or encumber the

Grantee's interest in the above described real property. **Further, upon the death of one of the Grantors, the surviving Grantor shall retain all of the rights stated in this paragraph: the rights owned by the deceased Grantor shall transfer to the surviving Grantor.**

EXECUTED on this the 30th day of November, 2025.

FIELD(Grantor)

STATE OF TEXAS

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COUNTY OF TOUPPER(FIELD(Property County))

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This instrument was acknowledged before me, the undersigned authority, by FIELD(Grantor), on this the 30th day of November, 2025.

Notary Public, State of Texas

After filing, return to:

MICHAEL A. KOENECKE

ATTORNEY AND COUNSELOR

P.O. BOX 830190

RICHARDSON, TEXAS 75083-0190