

SPECIAL WARRANTY DEED

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.

Date: November 4, 2016

Grantor: KURT M. SAUER

Grantor's Mailing Address: 1202 W. 9th Street, Unit B
Austin, Travis County, Texas 78703

Grantee: SARAH ECKHARDT

Grantee's Mailing Address: 1001 Lorrain Street
Austin, Travis County, Texas 78703

Consideration:

The division of property in Cause No. D-1-FM-16-001513, styled *In the Matter of the Marriage of S.E. and K.S. and in the Interest of H.S. and N.S., Children*, entered in the 200th Judicial District Court of Travis County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of Three Hundred Seventy-Six Thousand Nine Hundred Seven Dollars and NO/100 (\$376,907.00) dated March 9, 2012, executed by Kurt M. Sauer, a married man, and Sarah Eckhardt, husband and wife, and payable to the order of Charles Schwab Bank. The note is secured by a deed of trust dated March 9, 2012, from Kurt M. Sauer, a married man, and Sarah Eckhardt, husband and wife to Robert Frappier, Trustee, recorded under Document No. 2012041784 of the official public records of real property of Travis County, Texas.

Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

The real property located at 1001 Lorrain Street, Austin, Texas, and more particularly described as:

Lot One (1) Block Two (2), of SHELLEY HEIGHTS, No. 2, a subdivision out of a portion of the north one-half of Outlot No. 4, Division "Z", in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 260 of the Plat Records of Travis County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Grantee assumes all ad valorem taxes due on the property for the current year.

Kurt M. Sauer

KURT M. SAUER

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on November 4, 2016, by KURT M. SAUER.

Ann Gore Young

Notary Public, State of Texas



Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 21 2016 08:25 AM

FEE: \$ 34.00 2016193337