

ITC/SS/2419657-GBDA

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.

General Warranty Deed

Date: _____, 2024

Grantor: GREGORY JAMES MUELLER

Grantee: MARGARET LOUISE MUELLER

Grantee's Mailing Address:

MARGARET LOUISE MUELLER

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 31, Block 9, REPLAT OF THE SECOND INCREMENT OF THE GLEN EDEN ADDITION, an addition to the City of Plano, Collin County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 119, Plat Records, Collin County, Texas. MORE COMMONLY REFERRED TO AS: 1808 FORMAN COURT, PLANO, TEXAS 75074.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water

interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

GREGORY JAMES MUELLER

STATE OF TEXAS)

COUNTY OF COLLIN)

This instrument was acknowledged before me on _____, 2024, by
GREGORY JAMES MUELLER.

Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

SCHULTZ & KELLAR, PLLC
For Independence Title Company
2050 President George Bush Hwy, Suite 100
Richardson, Texas 75082

AFTER RECORDING RETURN TO:

MARGARET MUELLER

