

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 31, 2025 05:00 PM Fee: \$29.00

2025084806

Electronically Recorded

Quitclaim Deed for Drainage Lot (LAKEWAY ESTATES REPLAT LOT 1)

Capital Title
GF# 17-306853 AL **QUITCLAIM DEED**

**STATE OF TEXAS
COUNTY OF TRAVIS**

KNOW ALL MEN BY THESE PRESENTS:

That **SEVEN CUSTOM HOMES, INC.**, a Texas corporation, with its principal place of business at 1921 Lohman's Crossing, Suite 100, Austin, Texas 78734 (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **THE TWENTY FOUR HOMEOWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation (hereinafter called "Grantee"), whose mailing address is 1921 Lohman's Crossing, Suite 100, Austin, Texas 78734, the receipt and sufficiency of which is hereby acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto the said Grantee all of Grantor's right, title, and interest in and to the following described real property situated in Travis County, Texas, to-wit:

Legal Description:

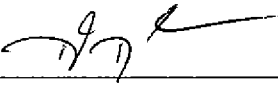
LAKEWAY ESTATES REPLAT LOT 1 (DRAINAGE), as shown on the subdivision plat recorded in the Official Public Records of Travis County, Texas, and more particularly identified as Travis County Property ID 950652, together with all rights, privileges, and appurtenances thereto belonging, including but not limited to any easements, rights-of-way, and improvements thereon.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever. Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made without any warranties, express or implied, and Grantee accepts the property "AS IS, WHERE IS," with all faults.

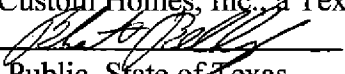
EXECUTED this 28th day of July, 2025.

GRANTOR:
SEVEN CUSTOM HOMES, INC.

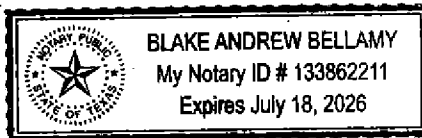
By: 
Name: David Lyne
Title: President

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on July 28, 2025, by David Lyne, President of Seven Custom Homes, Inc., a Texas corporation, on behalf of said corporation.


Notary Public, State of Texas

My Commission Expires: July 18th 2026



After Recording, Return To:

The Twenty Four Homeowners Association, Inc.
1921 Lohman's Crossing, Suite 100
Austin, Texas 78734