

**CASH WARRANTY DEED**

**Date:**

October 5, 2000

**Grantor:**

Mayo-Halbert, Ltd., a Texas Limited Partnership, acting herein through its General Partner, Mayo-Kirby Springs, Inc.

**Grantor's Mailing Address (including county):**

Mayo-Halbert, Ltd.  
11612 FM 2244 #100  
Austin, TX 78733-5809  
Travis County

**Grantee:**

River Mountain Ranch - Wimberley Property Owners Association

**Grantee's Mailing Address (including county):**

River Mountain Ranch - Wimberley POA  
P.O. Box 182  
Wimberley, Texas 78676  
Hays County

**Consideration:**

Ten and no/100 dollars and other good and valuable consideration.

**Property (including any improvements):**

All of Lot No. Two Hundred Twenty One (221), River Mountain Ranch, Section Two (2), a subdivision of Hays County, Texas and further identified as a 3.243 acre park, greenbelt and drainage easement according to the map or plat thereof recorded in Volume 7, Page 53-55, Hays County Plat Records.

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

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hays County, Texas.

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, 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.

