

TEXAS TITLE GF# 2313146-140 OC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

Effective Date March 21, 2023

Grantor: WildCub, LLC

Grantee: Jessica Nicole Reinsch and Vincent H. Swiderski

Mailing Address: 301 E. Morningside Dr., Ft. Worth, TX 76104

Consideration:

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

Property (including any improvements):

Tract Seventeen (17), of HUBBARD HILLS, PHASE II, an addition to Hill County, Texas, according to the plat thereof recorded in Slide 380-A of the Plat Records of Hill County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None.

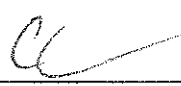
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 when the claim is by through, or under Grantor, 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.

WARRANTY DEED

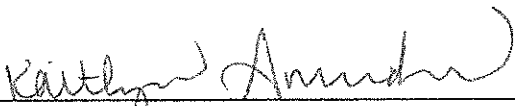
WildCub, LLC

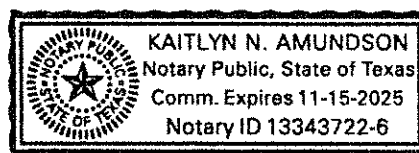

By: Daniel Shane Baker, Member


By: Clayton C. Cockrell, Member

STATE OF TEXAS)
COUNTY OF Hill)

This instrument was acknowledged before me on march 21, 2023, by
Daniel Shane Baker, Member and Clayton C. Cockrell, Member of WildCub, LLC


Notary Public, State of Texas



After Recording Return To Grantee:
Jessica Nicole Reinsch and Vincent H. Swiderski

301 Morningside Dr.
Ft. Worth, TX 76104

After Recording Return to:
Texas Title
19111 Dallas Pkwy, Ste 120
Dallas, TX 75287

WARRANTY DEED