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OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Aug 10, 2020 09:16 AM Fee: \$62.00

**2020140434**

\*Electronically Recorded\*

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electronic file stamp.

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Chicago Title  
GF# 2002553  
50/WL

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

THAT NANCY DENTON WHITWORTH, INDIVIDUALLY AND AS TRUSTEE OF THE WILLIAM C. SPONG FAMILY TRUST (together, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration in hand paid by HELSINKI PARTNERS LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all that certain real property situated in Travis County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all and singular the rights, privileges and appurtenances in anywise belonging thereto (including Grantor's interest in minerals, utilities, adjacent streets, alleys, strips, gores, rights-of-way, licenses and permits) and all improvements thereon (collectively, the "Property").

THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO those matters set forth on Exhibit "B" attached hereto and made a part hereof, to the extent such matters actually exist and affect the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's 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.

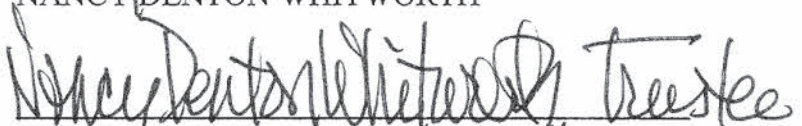
Ad valorem taxes on the Property for the year 2020 have been prorated as of the date of the delivery of this deed, and taxes for 2020 and subsequent years are assumed by Grantee.

{007.00078621.1}

Executed and delivered effective as of the 7th day of August, 2020.

GRANTOR:

  
\_\_\_\_\_  
NANCY DENTON WHITWORTH

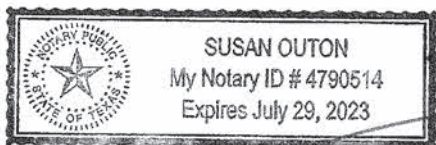
  
\_\_\_\_\_  
NANCY DENTON WHITWORTH, TRUSTEE OF  
THE WILLIAM C. SPONG FAMILY TRUST

THE STATE OF TEXAS

COUNTY OF Travis

§  
§  
§

The foregoing instrument was acknowledged before me this 7 day of August, 2020, by Nancy Denton Whitworth, individually and as Trustee of The William C. Spong Family Trust.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Exhibits:

“A” - Description of Property

“B” - Permitted Exceptions

ADDRESS OF GRANTEE:

74 San Saba Street

Austin, Texas 78702-5641

## METES AND BOUNDS TRACT 1

Being 0.949 acres of land, more or less, consisting of Lot 1, a portion of Lot 2 and a portion of Lot 3, out of the Ernest R. Hardin Subdivision, according to the map or plat thereof, recorded in Volume 17, Page 8, Plat Records, Travis County, Texas, being the same property described in a Distribution Deed recorded in Document Number 2005015225, Official Public Records, Travis County, Texas, said 0.949 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of this 0.949 acres, same being the intersection of West Mary and Evergreen Street, and the **POINT OF BEGINNING**;

**THENCE** along the southeast Right-of-Way line of said Evergreen Street, North 27 degrees 56 minutes 06 seconds East (called North 29 degrees 29 degrees 00 seconds East), a distance of 198.82 feet to a 1/2 inch iron rod set with a green cap marked WALs for the northwest corner of this 0.949 acres, same being on the southwest line of Tract 2 (surveyed this same date);

**THENCE** along the line common to this 0.949 acres and said Tract 2 the following courses and distances:

South 71 degrees 25 minutes 08 seconds East (called South 69 degrees 57 minutes East), a distance of 69.18 feet (called 69 feet) to a point for the angle corner of this 0.949 acres;

South 49 degrees 25 minutes 29 seconds East (called South 47 degrees 59 minutes 00 seconds East), a distance of 66.24 feet (called 65.56 feet) to a point for the interior corner of this 0.949 acres;

South 55 degrees 38 minutes 29 seconds East (called South 54 degrees 12 minutes 00 seconds East), a distance of 40.70 feet (called 41.40 feet) to a point for the interior corner of this 0.949 acres;

North 85 degrees 00 minutes 06 seconds East (called North 86 degrees 33 minutes 00 seconds East), a distance of 89.68 feet to a 1/2 inch iron rod set with a green cap marked WALs for the northeast corner of this 0.949 acres, same being the southeast corner of said Tract 2 and on the northwest line Right-of-Way line of the Missouri Pacific Railroad;

**THENCE** along the northwest Right-of-Way line of said Missouri Pacific Railroad the following courses and distances:

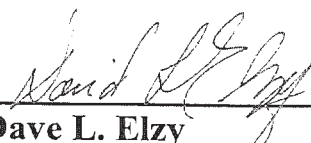
South 39 degrees 45 minutes 28 seconds West (called South 41 degrees 19 minutes 00 seconds West), a distance of 99.85 feet (called 99.68 feet) to a 1/2 inch iron rod set with a green cap marked WALs for the angle corner of this 0.949 acres;

South 43 degrees 05 minutes 06 seconds West (called South 44 degrees 38 minutes 00 seconds West), a distance of 100.00 feet to a point for the angle corner of this 0.949 acres;

South 45 degrees 18 minutes 06 seconds West (called South 46 degrees 51 minutes 00 seconds East), a distance of 13.21 feet (called 14.70 feet) to a point for the southeast corner of this 0.949 acres, same being the northeast Right-of-Way line of said West Mary;

**THENCE** along the northeast Right-of-Way line of said West Mary, North 71 degrees 29 minutes 54 seconds West (called North 69 degrees 57 minutes 00 seconds West), at a distance of 65.40 feet (called 65.20 feet), a 1/2 inch iron rod set with a green cap marked WALs, and continuing to a total distance of 200.79 feet (called 200.20 feet) to the **POINT OF BEGINNING**, and containing 0.949 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observation, Texas State Planes Coordinates, Central Zone, Grid.

  
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**Dave L. Elzy**  
 Registered Professional Land Surveyor  
 Texas Registration No. 4675  
 July 07, 2020





## METES AND BOUNDS TACT 2

Being 0.373 acres of land, more or less, consisting of Lot 3, out of the Roy Addition, according to the map or plat thereof, recorded in Volume 6, Page 81, Plat Records, Travis County, Texas and a portion of Lots 2 and 3, out of the Ernest R. Hardin Subdivision, according to the map or plat thereof, recorded in Volume 17, Page 8, Plat Records, Travis County, Texas, being the same property described in a Distribution Deed recorded in Document Number 2005015225, Official Public Records, Travis County, Texas, said 0.373 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (monument of record dignity) for the northwest corner of this 0.373 acres, same being the southwest corner of said Lot 2, Roy Addition and on the southeast Right-of-Way line of Evergreen Street, same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.373 acres and said Lot 2, South 71 degrees 02 minutes 37 seconds East (called South 69 degrees 30 minutes 00 seconds East), a distance of 262.52 feet (called 263.01 feet) to a 1/2 inch iron rod found for the northeast corner of this 0.373 acres and the southeast corner of said Lot 2 and on the northwest Right-of-Way line of the Missouri Pacific Railroad;

**THENCE** along the northwest Right-of-Way line of said Missouri Pacific Railroad the following courses and distances:

South 36 degrees 50 minutes 06 seconds West (called South 38 degrees 28 minutes 00 seconds West), at a distance of 11.67 feet (called 11.30 feet) to a 1/2 inch iron rod found for the angle corner of this 0.373 acres;

South 37 degrees 28 minutes 23 seconds West (called South 39 degrees 01 minutes 00 seconds West), at a distance of 39.70 feet to a 1/2 inch iron rod set with a green cap marked WALs for the southeast corner of this 0.373 acres, same being the northeast corner of Tract 1 (surveyed this same date);

**THENCE** along the line common to this 0.373 acres and said Tract 1 the following courses and distances:

South 85 degrees 00 minutes 06 seconds West (called South 86 degrees 33 minutes 00 seconds West), a distance of 89.68 feet to a point for the South corner of this 0.373 acres;

North 55 degrees 38 minutes 29 seconds West (called North 54 degrees 12 minutes 00 seconds West), a distance of 40.70 feet (called 41.40 feet) to a point for the angle corner of this 0.373 acres;

North 49 degrees 25 minutes 29 seconds West (called North 47 degrees 59 minutes 00 seconds West), a distance of 66.24 feet (called 65.56 feet) to a point for the interior corner of this 0.373 acres;

North 71 degrees 25 minutes 08 seconds West (called North 69 degrees 57 minutes West), at a distance of 69.18 feet (called 69 feet), pass a 1/2 inch iron rod set with a green cap marked WALs for the northwest corner of said Tract 1, and continuing to a total distance of 71.54 feet (called 72.02 feet) to

a X set for the southwest corner of this 0.373 acres, same being on the southeast Right-of-Way line of said Evergreen Street;

**THENCE** along the southeast Right-of-Way line of said Evergreen Street, North 27 degrees 57 minutes 23 seconds East (called North 29 degrees 30 minutes 00 seconds East), a distance of 51.05 feet (called 51.00 feet) to the **POINT OF BEGINNING**, and containing 0.373 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, Central Zone, Grid.

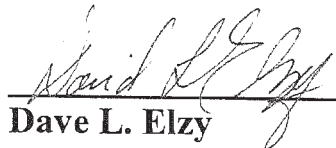
  
\_\_\_\_\_  
Dave L. Elzy  
Registered Professional Land Surveyor  
Texas Registration No. 4675  
July 7, 2020  
AMENDED ON 08/07/2020





EXHIBIT "B"

## PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, under the following unrecorded lease agreements:
  - a. That certain Residential Lease by and between Nancy Whitworth and Donald Howard, dated on or about October 23, 2019.
  - b. That certain Residential Lease by and between Nancy Whitworth and Amanda Gannon, dated on or about January 24, 2020.
  - c. That certain Residential Lease by and between Nancy Whitworth and Marcus Iserman, dated on or about August 12, 2019.
2. Ingress and egress easement reserved by Kenneth C. Newell and Ernest R. Hardin as recorded in Volume 7599, Page 83, Deed Records of Travis County, Texas.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Austin  
 Purpose: As provided in said instrument  
 Recording Date: August 12, 1987  
 Recording No: Volume 10374, Page 702, Real Property Records, Travis County, Texas
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
 Purpose: 15' drainage easement  
 Affects: along the southerly boundary lines  
 Recording No: Volume 17, Page 8, Plat Records of Travis County, Texas
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
 Purpose: 10' drainage easement  
 Affects: along the eastern boundary line  
 Recording No: Volume 6, Page 81, Plat Records of Travis County, Texas
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Austin  
 Purpose: As provided in said instrument  
 Recording Date: July 1, 1997  
 Recording No: Volume 12967, Page 43, Deed Records of Travis County, Texas

7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey prepared by David L. Elzy, R.P.L.S. No. 4675, dated July 7, 2020.