



Filing Receipt

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Bill of Sale

Effective Date: September 18, 2013

Seller: KAREN CLARDY

Seller's Mailing Address: 1911 Highway 95, Bastrop, TX 78602, Bastrop County

Buyer: PAUL M. KLAUS, KAREN L. KLAUS and K & K WATER COMPANY

Buyer's Mailing Address: 231 Mandy Lane, Red Rock, TX 78662, Bastrop County

Consideration: Good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including, without limitation, that certain Promissory Note of even date herewith in the original principal sum of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00), executed by the Buyer, as borrower, made payable to Seller, as lender.

Transferred Properties: Bastrop West Water Supply water system, identification number 0110047, including all records related or pertaining thereto, as the same water system is located on the real property in Bastrop County, Texas, more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Seller, for the Consideration, sells, transfers, and delivers the Transferred Properties to Buyer, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever.

As a material part of the Consideration for this sale, Seller and Buyer agree that Buyer is taking the Transferred Properties on an "AS IS", "WHERE IS" and "WITH ALL FAULTS" basis and that there are no representations, disclosures, or express or implied warranties of any kind or nature whatsoever. Buyer has not relied on any information other than Buyer's inspection of the Transferred Properties. BUYER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, AND SELLER HEREBY SPECIFICALLY DISCLAIMS, ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING, (a) THE NATURE AND CONDITION OF THE TRANSFERRED PROPERTIES, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE TRANSFERRED PROPERTIES FOR ANY AND ALL ACTIVITIES AND USES WHICH BUYER MAY ELECT TO CONDUCT THEREON OR THEREWITH; (b) THE EXISTENCE, NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, RIGHT TO POSSESSION OR USE, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHER MATTER AFFECTING TITLE TO THE TRANSFERRED PROPERTIES; OR (c) WHETHER THE USE OR OPERATION OF THE TRANSFERRED PROPERTIES COMPLIES WITH ANY AND ALL LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENT OR OTHER REGULATORY BODY. BUYER AGREES TO ACCEPT THE TRANSFERRED PROPERTIES AND ACKNOWLEDGES THAT THE SALE OF THE TRANSFERRED PROPERTIES AS PROVIDED FOR HEREIN IS MADE BY SELLER, ON AN "AS IS, WHERE IS, AND WITH

ALL FAULTS" BASIS. BUYER EXPRESSLY ACKNOWLEDGES THAT SELLER MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE TRANSFERRED PROPERTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE TRANSFERRED PROPERTIES WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF ANY INFORMATION PROVIDED BY OR ON BEHALF OF SELLER TO BUYER, OR ANY OTHER MATTER OR THING REGARDING THE TRANSFERRED PROPERTIES.

BUYER, AND ANYONE CLAIMING, BY, THROUGH OR UNDER BUYER, HEREBY FULLY RELEASES, DISCHARGES, AND HOLDS HARMLESS SELLER, ITS REPRESENTATIVES AND AGENTS, AND THEIR RESPECTIVE PERSONAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS FROM ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSION, OR OTHER CONDITIONS AFFECTING THE TRANSFERRED PROPERTIES. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN CLAIMS, DAMAGES AND CAUSES OF ACTION. THIS COVENANT RELEASING SELLER SHALL BE BINDING UPON BUYER, ITS PERSONAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS.

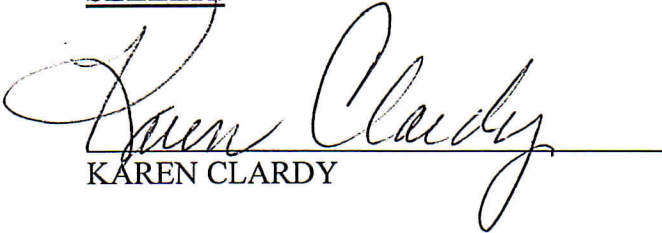
When the context requires, singular nouns and pronouns include the plural.

This Bill of Sale shall be construed and enforced in accordance with and governed by the laws of the State of Texas.

[SIGNATURE PAGE FOLLOWS]

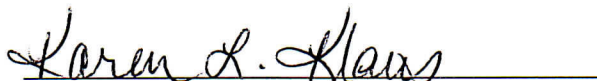
IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates set forth in the acknowledgments below, to be effective as of the Effective Date first written above.

SELLER:


KAREN CLARDY

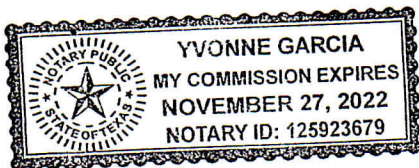
BUYER:


PAUL M. KLAUS, OWNER
K & K WATER COMPANY


KAREN L. KLAUS, OWNER
K & K WATER COMPANY

THE STATE OF TEXAS §
COUNTY OF BASTROP §

This instrument was acknowledged before me on this the 29th day of August, 2022, by KAREN CLARDY.

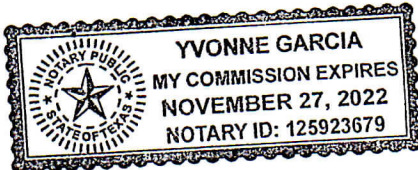



NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BASTROP

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§

This instrument was acknowledged before me on this the 29th day of August, 2022, by PAUL M. KLAUS, OWNER of K & K WATER COMPANY.

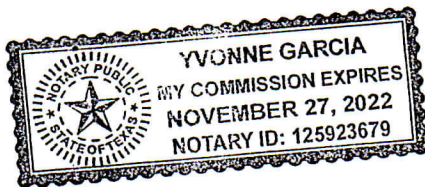


Yvonne Garcia
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BASTROP

§
§

This instrument was acknowledged before me on this the 29th day of August, 2022, by KAREN L. KLAUS, OWNER of K & K WATER COMPANY.



Yvonne Garcia
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

BEING 7.504 ACRES OF LAND, MORE OR LESS, OUT OF THE ADDISON LITTON LEAGUE, ABSTRACT NUMBER 424, IN BASTROP COUNTY TEXAS, SAID 7.504 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF LOT TWO, SECTION TWO BLOCK ONE OF BLUEBONNET ACRES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, AS RECORDED IN PLAT CABINET 1, PAGE 28A. SAID 7.504 ACRE TRACT OF LAND BEING THE SAME PROPERTY DESCRIBED BY DEED TO CLYDE CLARDY AS RECORDED IN VOLUME 382, PAGE 67, OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" open iron pipe found for the most north-east corner of this tract, same being the most westerly corner of that certain tract of land described as a 1.00 acre tract of land to Emmanuel Haynes and being shown on the attached sketch, same being a point on the south-east right-of-way line of Bastrop County Road 241, also known as Pope Bend Road South;

THENCE South 47°00'00" East, a distance of 1059.04 feet, along the common dividing line of said 7.504 acre tract of land and passing those two tracts of land as shown on the attached sketch as 1.00 acres to Emmanuel Haynes, and Lot 3 of said subdivision, to a ½" iron rod found for the south-east corner of this tract, same being the north-east corner of that certain tract of land described by deed to Richard Carlyle Gerhardt, as recorded in Volume 669, Page 768, of the Official Records of Bastrop County, Texas, same being a point on the south-west line of said Lot 3,

THENCE South 43°00'17" West, along the common dividing line of said 7.504 acre tract of land and said Gerhardt tract of land, a distance of 309.94, feet to a ½" iron rod with an orange cap set for the south-west corner of this tract of land, same being the north-west corner of said Gerhardt tract of land, same being a point on the east line of Lot 1 of said subdivision;

THENCE North 47°00'00" west, along the common dividing line of said 7.504 acre tract of land and said Lot 1, a distance of 1050.25 feet to a ½" iron rod found for the north-west corner of this tract of land, same being the north-east corner of said Lot 1, same being a point on the south-east right-of-way line of said County Road 241;

THENCE North 41°22'50" East, along the common dividing line of said 7.504 acre tract of land and the south-east right of way line of said County Road 241, a distance of 310.06 feet to the POINT OF BEGINNING, and containing 7.504 acres of land, more or less.

Basis of bearings for this survey is the north-east line of this tract of land as scaled from the plat recorded in Plat Cabinet 1, Page 28A, of the Plat Records of Bastrop County, Texas, as being South 47°00'00" East.

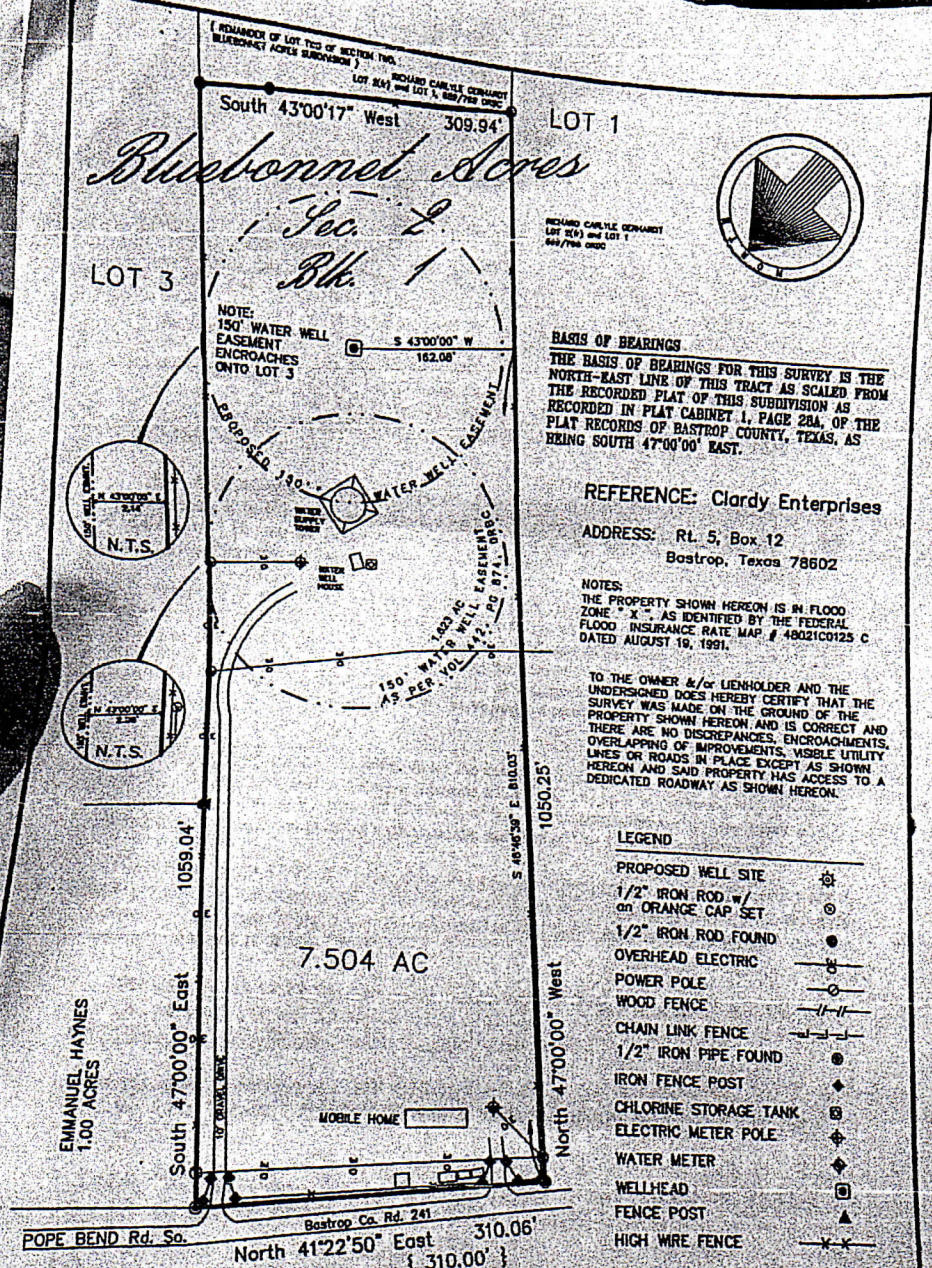
(Sketch described in above field notes is attached hereto as Exhibit "B")

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED 7.504 ACRE TRACT THE FOLLOWING:

THAT CERTAIN 0.575 ACRE TRACT OF LAND OUT OF THE ADDISON LITTON LEAGUE, ABSTRACT NUMBER 424, IN BASTROP COUNTY TEXAS, SAID 0.575 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF LOT TWO, SECTION TWO BLOCK ONE OF BLUEBONNET ACRES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, AS RECORDED IN PLAT CABINET 1, PAGE 28A. SAID 0.575 ACRE TRACT OF LAND BEING THE SAME PROPERTY DESCRIBED BY CONTRACT OF SALE TO JOSE DEJESUS MARTINEZ AND ANITA GARCIA MARTINEZ AS RECORDED IN VOLUME 1087, PAGE 399, AND AS CORRECTED BY INSTRUMENT RECORDED IN VOLUME 1101, PAGE 84, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS (ALSO BEING RECORDED IN INSTRUMENT NO. 200101067 AND IN INSTRUMENT NO. 20015492, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

EXHIBIT "B"
SKETCH OF 7.504 ACRS

[See Attached]



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH-EAST LINE OF THIS TRACT AS SCALED FROM THE RECORDED PLAT OF THIS SUBDIVISION AS RECORDED IN PLAT CABINET 1, PAGE 28A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AS BEING SOUTH 47°00'00\"/>

REFERENCE: Clardy Enterprises
ADDRESS: Rt. 5, Box 12
 Bastrop, Texas 78602

NOTES:
 THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE \"X\" AS IDENTIFIED BY THE FEDERAL FLOOD INSURANCE RATE MAP # 48021C0125 C DATED AUGUST 19, 1991.

TO THE OWNER &/OR LICHOLDER AND THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS CORRECT AND THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY AS SHOWN HEREON.

LEGEND	
PROPOSED WELL SITE	
1/2" IRON ROD w/ an ORANGE CAP SET	
1/2" IRON ROD FOUND	
OVERHEAD ELECTRIC	
POWER POLE	
WOOD FENCE	
CHAIN LINK FENCE	
1/2" IRON PIPE FOUND	
IRON FENCE POST	
CHLORINE STORAGE TANK	
ELECTRIC METER POLE	
WATER METER	
WELLHEAD	
FENCE POST	
HIGH WIRE FENCE	



1\"/>

RECORDED IN PLAT 2 / WCD / Clardy2.dwg

LEGAL DESCRIPTION
 BEING THE WEST ONE-HALF OF LOT TWO, SECTION TWO, OF BLUEBONNET ACRES, AS SHOWN ON THE PLAT RECORDED IN CABINET 1, PAGE 28A, PRBC, SAID FRACTION BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO CLYDE CLARDY, AS RECORDED IN VOLUME 382, PAGE 67, OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

WAY SURVEYING COMPANY
 RT. 1 BOX 9A2
 BASTROP, TEXAS 78602
 303-1773
 FAX (512) 303-3469

Roger L. Way
ROGER L. WAY
 REG. PROFESSIONAL LAND SURVEYOR NO. 3910
 DATE *11/17/97*