

**REVOCABLE TRANSFER ON DEATH DEED**

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.

1. Names and Addresses of Owners (hereinafter the "Owners"):

MARK A. TALARICO and TAMARA TALARICO
2600 Water Well Lane
Austin, Travis County, Texas 78728

2. Legal Description (hereinafter the "Property"):

LOT 18, BLOCK K, WELLS BRANCH, PHASE A, SECTION ONE, Travis County, Texas, according to the map or plat thereof recorded in Volume 81, Page 199, of the Plat Records of Travis County, Texas.

3. Address of the Property:

2600 Water Well Lane
Austin, Travis County, Texas 78728

4. Death of One Owner:

Upon the death of one of the Owners (the "Deceased Owner"), the other Owner (the "Surviving Owner") shall become the sole owner of the Property. The Deceased Owner grants and conveys all of the Deceased Owner's interest in the Property to the Surviving Owner effective upon the Deceased Owner's death. The Property will not be transferred to any person other than one of the Owners until after both Owners have died. If the Owners die together or in such a manner that the order of their deaths cannot be determined, then TAMARA TALARICO shall be treated as the Deceased Owner, and MARK A. TALARICO shall be treated as the Surviving Owner. The Surviving Owner shall succeed to full ownership of the Property following the Deceased Owner's death and shall have (i) the right to sell, transfer, or encumber the Property, (ii) full homestead rights in the Property, (iii) entitlement to all available ad valorem tax exemptions, and (iv) the right to cancel this Revocable Transfer on Death Deed.

5. Beneficiaries:

Effective upon the death of the Surviving Owner, the Owners grant and convey the Property in equal shares to the following persons as beneficiaries (the "Grantees") to have and hold the Property forever:

(a) JAMES DELL TALARICO who resides at 1402 Manford Hill Drive, Austin, Texas 78753, except that if JAMES DELL TALARICO fails to survive both of the Owners, the Owners instead grant and convey such interest in the Property, effective upon the death of the last to die of the Owners, to the surviving descendants of JAMES DELL TALARICO as substitute beneficiaries to receive such interest, or if no such descendant survives both of the Owners, such interest shall be granted and conveyed to the other Grantee.

(b) MADELEINE ALEX NOEL TALARICO who resides at 41 Chelsea Drive, Portsmouth, Rhode Island 02781, except that if MADELEINE ALEX NOEL TALARICO fails to survive both of the Owners, the Owners instead grant and convey such interest in the Property, effective upon the death of the last to die of the Owners, to the surviving descendants of MADELEINE ALEX NOEL TALARICO as substitute beneficiaries to receive such interest, or if no such descendant survives both of the Owners, such interest shall be granted and conveyed to the other Grantee.

If both of the Grantees (including the descendants of a deceased Grantee, if applicable) fail to survive both of the Owners, this Revocable Transfer on Death Deed shall be cancelled.

6. Included Rights:

This conveyance shall include all rights, titles and interests of the Owners in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Property.

7. Surviving Descendants:

In this Revocable Transfer on Death Deed, references to "descendants" mean lineal blood descendants of the first, second or any other degree of the ancestor designated, including descendants who have been conceived at any specific point in time relevant to such provision and who thereafter survive birth; and further, an adopted child and such adopted child's lineal descendants by blood or adoption shall be considered as lineal blood descendants of the adopting parent or parents and of anyone who is by blood or adoption a lineal ancestor of the adopting parent or of either of the adopting parents. Any property to be distributed to the "surviving descendants" of a Grantee shall be distributed in the manner specified in Texas Estates Code §255.153(b) whether or not the Grantee is a descendant described in Texas Estates Code §255.153(a).

8. Names and Signatures of Owners:



MARK A. TALARICO

Dated: 07/07/2023

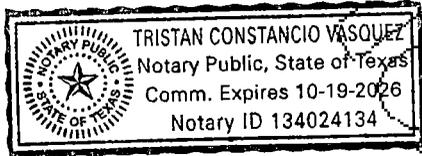
TAMARA TALARICO

Dated: 7.7.2023

STATE OF TEXAS
COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 7th day of July, in the year 2023, by MARK A. TALARICO.

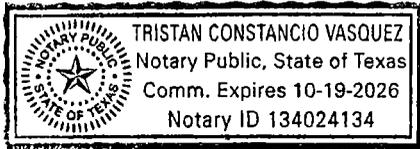


Tristan Vasquez
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 7th day of July, in the year 2023, by TAMARA TALARICO.



Tristan Vasquez
Notary Public, State of Texas

After recording, return to:

Mark and Tamara Talarico
2600 Water Well Lane
Austin, Texas 78728



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2023076775

Jul 11, 2023 10:34 AM

Fee: \$34.00

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