

# **COURTHOUSE SPECIALISTS**

**9800 Northwest Frwy., Suite 400  
Houston, Texas 77092  
713-683-0491**

## **LIMITED TITLE CERTIFICATE**

October 16, 2017  
Effective Date: October 11, 2017

No. 1726827A  
Ref: 0440430000075

STATE OF TEXAS:  
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being a tract of land containing 30 acres, more or less, situated in the Talcott Patching Survey, A-619, Harris County, Texas.

**We find the record title to be apparently in:**

**CITY OF HOUSTON and UNITED GAS PIPE LINE COMPANY**

By virtue of that certain Quitclaim Deed dated September 25, 1945 from the United States of America and recorded under Volume 1559, Page 1 of the Harris County Deed Records.

By virtue of that certain Deed dated June 27, 1952 from Hulen L. Downey and Edith Downey and recorded under Volume 2472, Page 651 of the Harris County Deed Records.

**Subject to the following liens and judgments:**

None found of record.

IT IS EXPRESSLY UNDERSTOOD AND AGREED: That this Certificate is neither a Guarantee nor Warranty of Title in the above-named owner or owners and the liability here-under is limited to the consideration paid herefor.

We have made no examination as to special assessments or conflict.

**COURTHOUSE SPECIALISTS**



Chris Layne  
ABTRACTOR

**LIMITATION OF LIABILITY:** THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HEREWITH WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. COURTHOUSE SPECIALISTS (SELLER) MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD. IF THE TRANSACTION IN QUESTION IS ARISING FROM OR RELATED TO AN AUCTION OR FORECLOSURE, INCLUDING WITHOUT LIMITATION A TAX AUCTION, HOA AUCTION OR SIMILAR AUCTION PROCEEDING, THE BUYER TAKES THE PROPERTY SUBJECT TO ALL LIENS, ENCUMBRANCES AND OTHER MATTERS OF RECORD WHETHER OR NOT REFLECTED ON THE CERTIFICATE.