

**GENERAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.**

THE STATE OF TEXAS                   §  
  §       KNOW   ALL   MEN   BY   THESE   PRESENTS:  
COUNTY OF HARRIS                 §

THAT CHRISTIAN C. NAVARRO Individually and as Independent Executor of the Estate of Yolanda Black Navarro a/k/a Yolanda Navarro (together, "Grantor"), for and in consideration of the sum of \$10.00 cash and other good and valuable consideration paid by GLAVEN INVESTMENTS, LLC, a Texas limited liability company ("Grantee"), whose mailing address is PO Box 541872, Houston, Texas 77254, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Harris County, Texas, being described more fully on Exhibit A attached hereto (the "Land").

The term "Property" shall mean the Land together with the following:

1. all interest of Grantor in strips or gores, if any, between the Land and abutting properties and any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;
2. all buildings, structures and improvements located on the Land, if any;
3. all rights, titles and interests of Grantor in and to any easements, rights-of-way, rights of ingress or egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across, in front of, abutting or adjoining the Land; and
4. all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

This conveyance is made and accepted subject to the matters and instruments recorded in the Real Property Records of Harris County, Texas, to the extent that same are valid and subsisting and affect the Property (the "Permitted Exceptions"). Taxes for the current year have been prorated as of the date hereof and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, 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, subject, however, to the Permitted Exceptions.

**THE PROPERTY IS BEING CONVEYED "AS IS, WHERE IS". GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE REPRESENTATIONS, WARRANTIES, COVENANTS AND AGREEMENTS OF GRANTOR EXPRESSLY SET FORTH IN THE CONTRACT FOR THE SALE OF THE PROPERTY OR IN THIS DEED ("GRANTOR'S COVENANTS AND WARRANTIES"), GRANTOR HAS NOT MADE, DOES NOT**

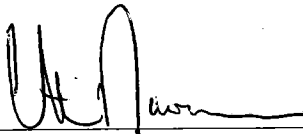
RP-2017-19495

MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO, CONCERNING OR WITH RESPECT TO, (i) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH MAY BE CONDUCTED THEREON, (iii) THE COMPLIANCE OF OR BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (v) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. SPECIFICALLY, BUT NOT IN LIMITATION OF THE FOREGOING, GRANTEE FURTHER ACKNOWLEDGES THAT (EXCEPT FOR GRANTOR'S COVENANTS AND WARRANTIES) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ENVIRONMENTAL CONDITION OF THE PROPERTY OR ITS COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980 (42 U.S.C. SECTIONS 9601 ET SEQ.), AS AMENDED, AND THE REGULATIONS PROMULGATED THEREUNDER ("CERCLA"). GRANTEE HAS RELIED SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR, ITS AGENTS, OR CONTRACTORS, OTHER THAN GRANTOR'S COVENANTS AND WARRANTIES. GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF, FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF GRANTOR. GRANTEE HAS RELIED SOLELY ON ITS OWN INVESTIGATIONS OF THE PROPERTY AND SELLER'S COVENANTS AND WARRANTIES IN DETERMINING WHETHER TO ACQUIRE IT.

*[Signature and acknowledgement page follows.]*

EXECUTED effective as of the last date of acknowledgment set forth below.

GRANTOR:



Christian C. Navarro, Individually and as Independent  
Executor of the Estate of Yolanda Black Navarro a/k/a  
Yolanda Navarro

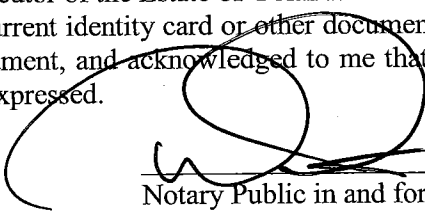
STATE OF TEXAS

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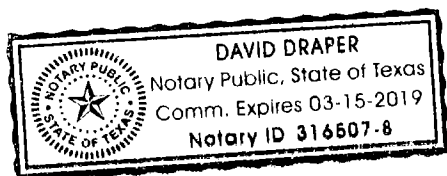
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day January 13, 2017, Christian C. Navarro, Individually and as Independent Executor of the Estate of Yolanda Black Navarro a/k/a Yolanda Navarro, known to me (or proved to me by current identity card or other document) to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that each executed the same for the purposes and consideration therein expressed.

(S E A L)



Notary Public in and for the State of Texas



Name (print): \_\_\_\_\_

Exhibit A

Land

BEING A 3.074 ACRE (133,925 SQUARE FOOT) TRACT OF LAND IN THE S. M. WILLIAMS SURVEY, ABSTRACT NO. 87, IN HARRIS COUNTY, TEXAS, AND BEING A PORTION OF BLOCKS 7 AND 8 OF THE LOCKHART ADDITION AS PER PLAT RECORDED IN VOLUME 69, PAGE 96 OF THE HARRIS COUNTY DEED RECORDS, AND BEING A PORTION OF TRACTS "A" AND "B" OF THAT LAND SOLD TO TOOL TRADERS, INC. BY CRESCENT REALTY COMPANY AS DESCRIBED AND RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. F151892 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.074 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD WITH TRI-TECH CAP SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF COMMERCE STREET (60' R.O.W.) AND THE EASTERLY LINE OF DELANO STREET (60' R.O.W.) BEING THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**THENCE** NORTH 32° 58' 33" EAST WITH THE EAST R.O.W. LINE OF SAID DEANO STREET, A DISTANCE OF 252.41 FEET TO A 5/8" IRON ROD WITH TRI-TECH CAP SET IN THE EAST LINE OF SAID DELANO STREET AND A NON TANGENT CURVE, FOR THE SOUTHWEST CORNER OF A PARCEL 11 AS SET FORTH IN H.C.C.F. NO. H199536 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**THENCE** ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 286.57 FEET, A DISTANCE OF 91.71 FEET, HAVING A CENTRAL ANGLE OF 18°20'09" AND WHOSE CHORD BEARS SOUTH 66° 19'06" EAST. A CHORD DISTANCE OF 91.32 FEET TO A 5/8" IRON ROD WITH TRI-TECH CAP SET FOR THE ENDPOINT OF SAID NON TANGENT CURVE TO THE RIGHT;

**THENCE** SOUTH 57° 00' 46" EAST ALONG THE SOUTH LINE OF SAID PARCEL 11, A DISTANCE OF 412.79 FEET TO A 5/8" IRON ROD SET IN THE SOUTH LINE OF PARCEL 11, FORTH THE NORTHWEST CORNER OF LOT 13 OF NORTH ENNIS TOWNHOMES AS PER PLAT RECORDED UNDER FILM CODE NO. 608290 OF THE HARRIS COUNTY MAP RECORDS AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**THENCE** SOUTH 32°58'33" WEST ALONG THE WEST LINE OF SAID NORTH ENNIS TOWNHOMES, A DISTANCE OF 267.18 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF SAID COMMERCE STREET, FOR THE SOUTHWEST CORNER OF LOT 4 OF SAID NORTH ENNIS TOWNHOMES AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

**THENCE** NORTH 57° 00' 46" WEST ALONG THE NORTH LINE OF SAID COMMERCE STREET, A DISTANCE OF 502.91 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED 3.074 ACRE (133,925 SQUARE FOOT TRACT OF LAND).

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# Pages 5  
01/17/2017 08:24 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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