

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.

GENERAL WARRANTY DEED

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

THAT THE UNDERSIGNED, **JOSE G. GUEVARA AND MARIA DELCARMEN GUEVARA** (collectively, "**Grantor**"), with an address of 737 W 25<sup>th</sup> Street, Houston, Texas 77008-1739, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by **SP PARTNERS HEIGHTS HOLDINGS, LLC**, a Texas limited liability company ("**Grantee**"), with an address of 9811 Katy Freeway, Suite 925, Houston, Texas 77024, the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property and improvements situated in Harris County, Texas, commonly known as 737 W 25<sup>th</sup> Street, Houston, Texas 77008-1739 (the "**Land**"), being legally described on **Exhibit A** attached hereto and made part hereof for all purposes, together with any and all improvements situated on the Land and all right, title and interest of Seller, if any, in and to any and all appurtenances, strips or gores, roads, easements, streets, alleys, drainage facilities, and rights-of-way bounding the Land; all utility capacity, utilities, water rights, licenses, permits, entitlements, and bonds, if any, and all other rights and benefits attributable to the Land; and all rights of ingress and egress thereto (all of which are hereinafter collectively called the "**Property**").

This conveyance is expressly made and accepted subject only to all matters set forth on **Exhibit B** attached hereto and made a part hereof for all purposes (the "**Permitted Exceptions**").

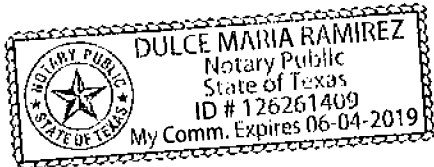
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto said Grantee, against every person whomsoever claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, this General Warranty Deed is executed to be effective the \_\_\_\_ day of August, 2018.

GRANTOR:

By: Jose G. Guevara  
JOSE G. GUEVARA

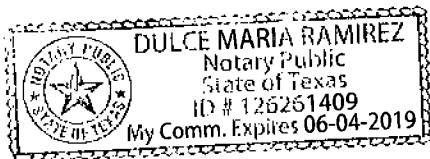


By: MARIA DELCARMEN GUEVARA  
MARIA DELCARMEN GUEVARA

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me the 2 day of August, 2018, by Jose G. Guevara, an individual.



[Signature]  
NOTARY PUBLIC, in and for  
THE STATE OF TEXAS

TATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me the 2 day of August, 2018, by Maria DelCarmen Guevara, an individual.

[Signature]  
NOTARY PUBLIC, in and for  
THE STATE OF TEXAS

**AFTER RECORDING,  
PLEASE RETURN TO:**

Golden Steves & Gordon LLP  
Attn: Lane W. Golden  
200 East Basse Road, Suite 200  
San Antonio, Texas 78209

RP-2018-354662

**EXHIBIT A**

Legal Description of Property

Lots Thirty-one (31) and Thirty-two (32), Block Thirty-four (34) of HOUSTON HEIGHTS, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 1-A, Page 114, of the Map Records of Harris County, Texas.

**EXHIBIT B**

Permitted Exceptions

1. Easements and/or Building Lines as set out on the subdivision plat recorded in Volume 1-A, Page 114, of the Map Records of Harris County, Texas; together with those that a current and acceptable survey may reveal.

RP-2018-354662  
# Pages 5  
08/03/2018 12:43 PM  
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

RP-2018-354662