

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

CTT19716167

THE STATE OF TEXAS

§

§

COUNTY OF HARRIS

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The undersigned, **JUAN GARZA** (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **LILLY CHIHUAHUA** (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property, incorporated herein by this reference (the "Land"), lying and being situated in HARRIS County, Texas, together with all buildings, structures, improvements and fixtures (collectively, the "Improvements") located on the Land, and all rights, privileges, and appurtenances thereto (the Land, Improvements, and the foregoing described rights, privileges and appurtenances are hereinafter collectively called the "Property"). Said property being described as follows, to-wit:

Lot(s) 1, 2, 3 and 4, in Block 84, FIDELITY ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 458, Page 262 of the Deed Records of Harris County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, their heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

The warranty contained in this deed is made by Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of HARRIS County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

General Warranty Deed

Page 1 of 3

RP-2019-574316

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless to context requires otherwise.

DISCLAIMER: Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Walt & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and the preparation does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

DULY EXECUTED on the date set forth in the notary acknowledgment below, to be effective as of the 23 day of December, 2019.


By: JUAN GARZA
Grantor

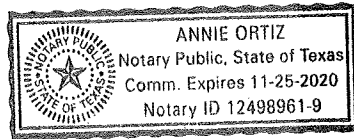
Address of Grantee:

1229 Evanston St.
Houston TX. 77015

THE STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 23 day of December, 2019,
by **Juan Garza**, Grantor.
[SEAL]



Annie Ortiz
Notary Public
Annie Ortiz
Printed Name of Notary

My Commission Expires: 11-25-2020

RP-2019-574316

Pages 4

12/30/2019 10:40 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees \$24.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS