

## **PARTITION DEED**

**After recording, return to:**

Herson & Erica Moreno  
12766 Fern Forest Dr.  
Houston, Texas 77044

**For County Recorder's Use:**

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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.

THE STATE OF TEXAS           §  
COUNTY OF HARRIS       §

DATE: March 15, 2016

**GRANTORS:           ILIANA DEMECIO and husband, BENICIO DEMECIO**

GRANTORS' ADDRESS: 1210 Manor St. #1, Houston, Texas 77015

**GRANTEE:           HERSON MORENO and wife, ERICA MORENO**

GRANTEE'S ADDRESS: 12766 Fern Forest Dr., Houston, Texas 77044

**CONSIDERATION:   THE AGREEMENT TO PARTITION AND TO OWN THE PROPERTY IN SEVERALTY**

PROPERTY PORTION CONVEYED: (including any improvements):

Lots Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), in Block Eighty Five (85) of **FIDELITY ADDITION**, a subdivision 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.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**  
Easements, rights-of-way, and prescriptive rights, whether of record or not; that are not appurtenant to or benefitting the property; all presently recorded restrictions, reservations, covenants, conditions (except declarant's rights thereunder), oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that effect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways; environmental condition, quality and kind of

construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements); taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Grantor and Grantee, owning the Property as tenants in common, desire to effect a partition of the Property in order that Grantee own 100 percent of the Property in fee simple. Grantee joins in the execution of this deed and binds Grantee's heirs, successors, and assigns in acceptance of the delivery of the deed.

When the context requires, singular nouns and pronouns include the plural.

  
ILIANA DEMECIO

  
BENICIO DEMECIO

Accepted By:

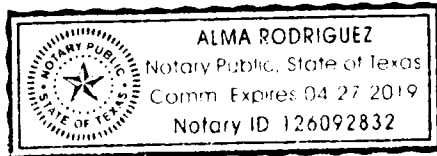
  
HERSON MORENO

  
ERICA MORENO

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§

This instrument was acknowledged before me on March 15, 2016  
by **ILIANA DEMECIO and husband, BENICIO DEMECIO**.



Alma Rodriguez  
NOTARY PUBLIC, STATE OF TEXAS

**NOTICE:** in preparing this deed, Albright and Lumpkin, PC was not instructed to, and refrained from:

1. Procuring **TITLE POLICIES** for Buyer or Seller.
2. Procuring **TAX CERTIFICATES** or otherwise ascertaining the **PAYMENT STATUS OF AD VALOREM TAXES** on the property.
3. Procuring a **LAND SURVEY**.
4. Making an **ATTORNEY'S EXAMINATION OF TITLE** or rendering an **ATTORNEY'S TITLE OPINION**.
5. Preparing an **EARNEST MONEY CONTRACT**.
6. Ascertaining whether or not the property lies within the **100 YEAR FLOOD PLAIN**.
7. Ascertaining the accuracy and sufficiency of the **LEGAL DESCRIPTION** of the property.
8. (a) ascertaining status, (b) rights, title or interest claimed under, (c) location or (d) other information about: easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways.
9. Ascertaining the current status of **LIENS AGAINST THE PROPERTY** or other claims against or affecting the property.
10. Notifying **APPRAISAL DISTRICTS** and/or **TAXING JURISDICTIONS** of the transfer of the property.

**NOTICE:** Albright and Lumpkin, PC does not:

1. make any warranties, covenants or representations to the undersigned, either express or implied, of any nature or kind or value, including, without limitation, those of title, environmental condition, quality and kind of construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements).
2. make any warranties, covenants or representations to the undersigned, either express or implied, that the property (including improvements) has ever been or is now in compliance with all applicable federal, state and local laws, rules, regulations, and restrictive covenants, regarding the use and operation of the property, including without limitation, all environmental laws, rules and regulations.

PREPARED IN THE LAW OFFICE OF  
ALBRIGHT & LUMPKIN, PC/ar  
13410 HOLLY PARK DR.  
HOUSTON, TEXAS 77015  
TEL: 713-455-6661  
FAX: 832-659-0314  
EMAIL: dennis@dennisalbright.com

RP-2016-108420

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03/16/2016 11:02 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

STAN STANART

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS