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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 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.

STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid and the receipt and sufficiency of which is hereby acknowledged and confessed, that

WESLEY JACK WHITE, JR., a Widower, (hereinafter referred to as the "Grantor") hereby grants, sells, and conveys to **TWIN PEAK INVESTMENTS, LLC, a Texas Limited Liability Company**, (hereinafter referred to as the "Grantee") the following described real property situated in Harris County, Texas to-wit:

IEE

Lot Twenty-Eight (28), in Block One (1), of NORTHAMPTON ESTATES, PHASE II, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 343, PAGE 145 OF THE MAP RECORDS OR HARRIS COUNTY, TEXAS.

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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular, the rights, privileges, tenements, appurtenances, and improvements unto said Grantees, and Grantees heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, successors, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Exceptions to Conveyance and Warranty: taxes due for the current and subsequent years, any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, rights of way, utility district assessments, maintenance and assessment liens, if any applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

Executed and effective on the 2ND day of October, 2023.


WESLEY JACK WHITE, JR.

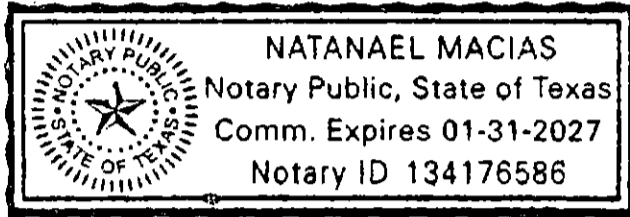
10R

RP-2023-380307

STATE OF TEXAS
COUNTY OF HARRIS

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This instrument was acknowledged before me on the 2nd day of October, 2023, by WESELY JACK WHITE, JR.



A handwritten signature in black ink, appearing to read "Natanael Macias", written over a horizontal line.

Notary Public Signature

Return to:
TWIN PEAK INVESTMENTS, LLC
3300 MAIN ST
Houston, TX 77002

NO TITLE SEARCHES WERE CONDUCTED BY THE OFFICE THAT PREPARED THIS INSTRUMENT.

RP-2023-380307

COPY

FILED FOR RECORD

4:29:28 PM

Tuesday, October 3, 2023

Leneshia Hudpeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY
UNOFFICIAL

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

Tuesday, October 3, 2023

Leneshia Hudpeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



RP-2023-380307

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MEMO
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RP-2023-382319
10/04/2023 RP1 \$22.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MEMORANDUM OF PURCHASE AND SALES AGREEMENT

1EE This is a Memorandum of that unrecorded Purchase and Sales Agreement ("Contract"), dated the between **Wesley Jack White** (hereinafter referred to as "Seller"), and **Sabir Danmaisoro** hereinafter referred to as ("Buyer") concerning all the real property situated in the city of **Spring**, County of **Harris**, State of Texas Commonly known as **6219 Squires Ct, Spring, TX, 77389**

and more specifically described in Exhibit "A" attached hereto and made a part hereof by reference, together with all tenements, hereditaments and appurtenances thereunto belonging. For an agreed sum and for good and valuable consideration of the covenants and agreements on the part of the Buyer, Seller has agreed to sell and convey to the Buyer and Buyer has agreed to buy, the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference.

Except as provided in the Contract from the date hereof, Seller shall NOT have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

[Signature] (Signature) Date **10/04/2023**
Sabir Danmaisoro for Twin Peak Investments
State of Texas
County of Harris

10R

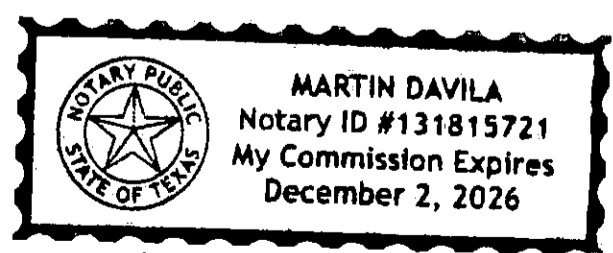
On 10/4/2023 before me, Martin Davila, personally appeared Sabir Danmaisoro, Who proved to me on the basis of satisfactory evidence to be the person(s) who's name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
My Commission Expires 12/2/2026

(This area for official notarial seal)



✓✓RET TO: Sabir Danmaisoro
5004 Memorial Dr
#336, Houston, TX
77007

RP-2023-382319

Exhibit A

Legal Description - LT 28 BLK 1 NORTHAMPTON ESTATES PH 2

Property Address : 6219 Squires Ct, Spring, TX 77389.

COPY

UNOFFICIAL

RP-2023-382319

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

4:20:59 PM

Wednesday, October 4, 2023



COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2023-382319

UNOFFICIAL COPY

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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

Wednesday, October 4, 2023



COUNTY CLERK
HARRIS COUNTY, TEXAS