

Lots Seventeen (17) and Eighteen (18), in Block Nine (9), of Brookline addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 38 of the Map Records of Harris County, Texas. Also known as the street address: 6314 Gulf Freeway, Houston TX 77023.

See Exhibit '2'

30,660 square feet of land being Tract 1, Block 1, Meadowbrook Acres U/R, Abstract 27, J R Harris Survey, Harris County, Texas. Also known as the street address: 8226 Gulf Freeway, Houston TX 77017. Harris County Appraisal District Account No.: 0402 39001 0002.

See Exhibit '3'

Tract II

A tract of land containing 36,512.67 square feet (0.8382 acres) out of the O.P. Kelton Survey, A-493, Harris County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at an I.R. (found) at the N.W. corner of Riggs Road and Interstate Highway No. 45;

THENCE, N 2 deg. 39 min. 02 sec. W, along the West line of Interstate Highway No. 45, 225.00 feet to an I.R. (found) for the S.E. corner and PLACE OF BEGINNING;

THENCE, S 87 deg. 34 min. 28 sec. W, at 74.44 feet pass an I.R. and a total distance of 119.96 feet to a point in the center line for a Harris County Flood Control Distract Easement, Little White Oak Bayou for S.W. corner;

THENCE, N 11 deg. 33 min. 32 sec. W, along the center line of said easement, 70.17 feet to a point;

THENCE, N 34 deg. 00 min. 23 sec. W, along the center line of said easement, 188.50 feet to a point for the N.W. corner,

THENCE, N 87 deg. 34 min. 28 sec. E, at 52.76 feet pass a "V" marked in concrete, and a total distance of 209.59 feet to an I.R. (found) in the West line of Interstate Highway No. 45 for the N.E. corner;

THENCE, S 12 deg. 37 min. 10 sec. E, along the West line of Interstate Highway No. 45, 106.55 feet to an I.R. (set) for corner;

THENCE, N 87 deg. 34 min. 28 sec. E, 0.88 feet to an I.R. (found) in the West line of Interstate Highway Nq. 45;

THENCE, S 2 deg. 39 min. 22 sec. E, along the West line of Interstate Highway No. 45, 125.00 feet to the PLACE OF BEGINNING.

See Exhibit '4'


The documentation or instruments attached here and further described herein above:

- (1) IS NOT provided for by specific state or federal statutes or constitutional provisions;
- ✓ (2) IS NOT created by implied or express consent or agreement of the obligor, debtor, or the owner of the real or personal property or an interest in the real or personal property, if required under the law of this state or by implied or express consent or agreement of an agent, fiduciary, or other representative of that person;
- (3) IS NOT an equitable, constructive, or other lien imposed by a court of competent jurisdiction created by or established under the constitution or laws of this state or the United States; or
- (4) IS NOT asserted against real or personal property or an interest in real or personal property. There is no valid lien or claim created by this documentation or instrument.

Initialed for validation

This Court makes no finding as to any underlying claims of the parties involved, and expressly limits its finding of fact and conclusion of law to the review of a ministerial act. The county clerk shall file this finding of fact and conclusion of law in the same class of records as the subject documentation or instruments were originally filed, and the Court directs the county clerk to index it using the same names that were used in indexing the subject documentation or instruments.

SIGNED ON THIS THE _____, _____, 2022.

Signed: 
7/29/2022

DISTRICT JUDGE

JUDICIAL DISTRICT
HARRIS COUNTY, TEXAS

EXHIBIT 1

WARRANTY DEED

Bokonon, LLC., a Texas Limited Liability Company ("Grantor"), in consideration of Ten Dollars and other valuable consideration received from KEN, Inc., a Corporation ("Grantee"), do convey unto Grantee the real estate described as follows: The East Fifty-two feet (E.52') of Lot Three Hundred Twelve (312), in Block Sixteen (16), of Epsom Downs Place, a subdivision in Harris County, Texas, according to the map or plat there recorded in Volume 21, Page 57, of the Map Records of Harris County, Texas. Also known as the street address: 9906 Eastex Fwy., Houston TX 77093.

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To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

GRANTOR covenants (jointly and severally, if more than one) with Grantee as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however to any restriction, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has herewith signed as of the 20 day of October

Bokonon, LLC., a Texas Limited Liability Company

BY: [Signature]
John Coil

1108

State of Illinois
County of Madison

The foregoing instrument was acknowledged before me this 20 day of October, 2020 by John Coil, member on behalf of Bokonon, LLC., a Texas Limited Liability Company.

[Signature]
Public Notary



When recorded, return to KEN, Inc., 100 North Wood River Ave., Wood River, Illinois 62095.

RP-2020-515055

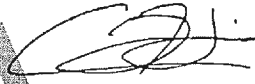
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8:00:00 AM

Monday, October 26, 2020



COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

RP-2020-515055

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

Monday, October 26, 2020



COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY

WARRANTY DEED

Bokonon, LLC., a Texas Liability Company ("Grantor"), in consideration of Ten Dollars and other valuable consideration received from KEN, Inc., a Colorado Corporation ("Grantee"), do convey unto Grantee the real estate described as follows: Lots Seventeen (17) and Eighteen (18), in Block Nine (9), of Brookline addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 38 of the Map Records of Harris County, Texas. Also known as the street address: 6314 Gulf Freeway, Houston TX 77023.

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

GRANTOR covenants (jointly and severally, if more than one) with Grantee as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however to any restriction, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 20 day of October

Bokonon, LLC., a Texas Limited Liability Company

BY: John Coil
John Coil

State of Illinois
County of Madison

The foregoing instrument was acknowledged before me this 20 day of October, 2020 by John Coil, member on behalf of Bokonon, LLC., a Texas Limited Liability Company.

Megan E West
Public Notary



When recorded, return to KEN, Inc., 100 North Wood River Ave., Wood River, Illinois 62095.

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COUNTY CLERK, HARRIS COUNTY, TEXAS

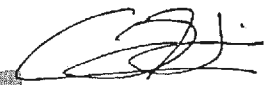
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THE STATE OF TEXAS
COUNTY OF HARRIS

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HARRIS COUNTY, TEXAS

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WARRANTY DEED

Bokonon, LLC., a Texas Limited Liability Company ("Grantor"), in consideration of Ten Dollars and other valuable consideration received from KEN, Inc., a Colorado Corporation ("Grantee"), do convey unto Grantee the real estate described as follows: Attached as Exhibit "A". Also known as the street address(es): 0 North Freeway Houston TX 77017 and 4121 North Freeway Houston TX 77017. ul

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

GRANTOR covenants (jointly and severally, if more than one) with Grantee as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however to any restriction, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 20 day of October 2020

Bokonon, LLC., a Texas Limited Liability Company
BY: [Signature]
John Coil 10R

State of Illinois
County of Madison

The foregoing instrument was acknowledged before me this 20 day of October 2020 by John Coil, member on behalf of Bokonon, LLC, a Texas Limited Liability Company.

[Signature]
Public Notary



When recorded, return to KEN, Inc., 100 North Wood River Ave., Wood River, Illinois 62095. W

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Exhibit "A"

Tract I:

A 0.8831 acre tract known as Lots Eight (8) and Nine (9), and Block Eleven (11), of Rosslyn Gardens, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 28 of the Map Records of Harris County, Texas. D

BEGINNING at a found 5/8 inch iron rod (survey found a 5/8 inch iron rod bearing North 38 deg. 07 min. 48 sec. East, 353.55 feet) on the Westerly right-of-way line of Sutherland Road (50.00 feet of right-of-way) being the Northeasterly corner of said Lot 9;

THENCE, South 30 deg. 00 min. 00 sec. West, along the right-of-way line of said Sutherland Road, a distance of 197.97 feet (called 239.50 feet) to a point (survey found a 2 inch iron pipe bearing North 45 deg. 03 min. 20 sec. West, 0.31 feet) on the intersection of said Sutherland Road and Houston-Fairbanks Shell Road, a.k.a. Hempstead Highway or U.S. Highway 290 (right-of-way varies);

THENCE, North 45 deg. 03 min. 20 sec. West, along the apparent road right-of-way of said Houston-Fairbanks Shell Road, for a distance of 238.00 feet to a found 1/2 inch iron pipe at the intersection of the Northwesterly line of said Lot 8 with said Houston-Fairbanks Shell Road;

THENCE, North 30 deg. 00 min. 00 sec. East, along the Northwesterly line of said Lot 8, a distance of 136.59 feet (called 177.00 feet) to a point (survey found a 1 inch iron rod bearing North 22 deg. 39 min. 42 sec. East, 0.40) on the North corner of said Lot 8;

THENCE, South 60 deg. 00 min. 00 sec. East, along the Northeasterly line of said Lot 8 and Lot 9, a distance of 229.95 feet (called 131.20 feet) to the POINT OF BEGINNING and containing 0.8831 acres or 38,467 square feet, more or less.

Tract II:

A tract of land containing 36,512.67 square feet (0.8382 acres) out of the O.P. Kelton Survey, A-493, Harris County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at an I.R. (found) at the N.W. corner of Riggs Road and Interstate Highway No. 45;

THENCE, N 2 deg. 39 min. 02 sec. W, along the West line of Interstate Highway No. 45, 225.00 feet to an I.R. (found) for the S.E. corner and PLACE OF BEGINNING;

THENCE, S 87 deg. 34 min. 28 sec. W, at 74.44 feet pass an I.R. and a total distance of 119.96 feet to a point in the center line for a Harris County Flood Control Distract Easement, Little White Oak Bayou for S.W. corner;

THENCE, N 11 deg. 33 min. 32 sec. W, along the center line of said easement, 70.17 feet to a point;

THENCE, N 34 deg. 00 min. 23 sec. W, along the center line of said easement, 188.50 feet to a point for the N.W. corner,

THENCE, N 87 deg. 34 min. 28 sec. E, at 52.76 feet pass a "V" marked in concrete, and a total distance of 209.59 feet to an I.R. (found) in the West line of Interstate Highway No. 45 for the N.E. corner;

THENCE, S 12 deg. 37 min. 10 sec. E, along the West line of Interstate Highway No. 45, 106.55 feet to an I.R. (set) for corner;

THENCE, N 87 deg. 34 min. 28 sec. E, 0.88 feet to an I.R. (found) in the West line of Interstate Highway No. 45;

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THENCE, S 2 deg. 39 min. 22 sec. E, along the West line of Interstate Highway No. 45, 125.00 feet to the PLACE OF BEGINNING.

Tract III:

The East Fifty-two feet (E.52') of Lot Three Hundred Twelve (312), in Block Sixteen (16), of Epsom Downs Place, a subdivision in Harris County, Texas, according to the map or plat there recorded in Volume 21, Page 57, of the Map Records of Harris County, Texas.

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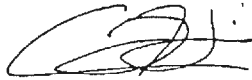
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THE STATE OF TEXAS
COUNTY OF HARRIS

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COUNTY CLERK
HARRIS COUNTY, TEXAS



EXHIBIT 3

WARRANTY DEED

Bokonon, LLC., a Texas Limited Liability Company ("Grantor"), in consideration of Ten Dollars and other valuable consideration received from KEN, Inc., a Colorado Corporation ("Grantee"), do convey unto Grantee the real estate described as follows: 30,660 square feet of land being Tract 1, Block 1, Meadowbrook Acres U/R, Abstract 27, J R Harris Survey, Harris County, Texas. Also known as the street address: 8226 Gulf Freeway, Houston TX 77017. Harris County Appraisal District Account No.: 0402 39001 0002

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3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 20 day of October

Bokonon, LLC., a Texas Limited Liability Company

BY: [Signature]
John Coil

DR

State of Illinois
County of Madison

The foregoing instrument was acknowledged before me this 20 day of October, 2020 by John Coil, member on behalf of Bokonon, LLC, a Texas Limited Liability Company.

[Signature]
Public Notary



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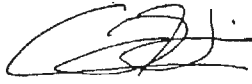
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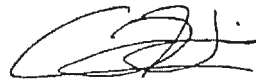
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