

EXHIBIT "2"

Janice Hudspeth



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.

SPECIAL WARRANTY DEED

Date: August 26th, 2022

Grantor: EDDIE C. LINDSEY
Address: 2700 SPRING CREEK DR.,
SPRING, TX 77373

Grantee: SPRING CREEK TRUST II,
JUSTINA DE PASQUALE AS TRUSTEE
Address: P. O. BOX 133172
THE WOODLANDS, TX 77393

Consideration:

Ten and No/100 (10.00) Dollars and other valuable consideration

Property: (including any improvements):

LEGAL DESCRIPTION: A 0.8884 acres tract of land out of Tract 9 in the Howard DeCrow Survey, Abstract No. 221, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Southeasterly right-of-way of Spring Creek Drive and being the Northwest corner of the above mentioned Tract 9 and being located Northeasterly a distance of 3700.43 feet from the East right-of-way of Aldine-Westfield Road;

THENCE, North 57 deg. 46 min. 18 sec. East, along the Southeasterly right-of-way of Spring Creek Drive , a distance of 113.17 feet to the Northwest corner of the tract herein described and the POINT OF THE BEGINNING;

THENCE, North 57 deg. 46 min. 18 sec. East, along the Southeasterly right-of-way of Spring Creek Drive , a distance of 112.97 feet to the Northeast corner of the tract herein described;

THENCE, South 31 deg. 54 min. 48 sec. East, a distance of 342.86 feet to the Southeast corner of the tract herein described;

THENCE, South 58 deg. 05 min. 12 sec. West, a distance of 113.04 feet to the Southwest corner of the tract herein described;



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THENCE, North 31 deg. 54 min. 07 sec. West, a distance of 342.23 feet to the POINT OF THE BEGINNING and containing 0.8884 acre.

TAX ID# 042-075-003-0054

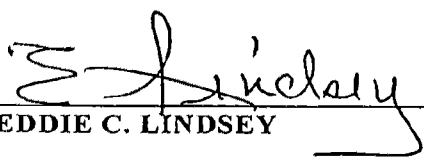
Also known as: 2700 SPRING CREEK DR., SPRING, TX 77373

Exceptions to Conveyance and Warranty: Liens described as of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed, deeds or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse or Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

The grantor is not warranting the habitability of the premises on said property, Grantee is accepting property in an AS-IS condition and will have no recourse in the courts against the grantor for any property conditions. This Conveyance Is Made Subject-To But In No Wise Assuming All Outstanding Liens Of Record. All Escrows, If Any, Pass To Grantee.

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


EDDIE C. LINDSEY

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Jaime Waskowitz



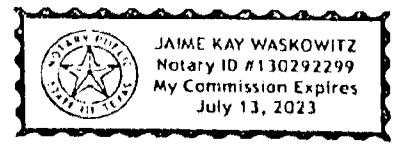
ACKNOWLEDGEMENT

STATE OF Texas }

COUNTY OF Montgomery

SWORN TO AND SUBSCRIBED before me by **EDDIE C. LINDSEY**

on this the 26th day of August, 2022.



Jaime Waskowitz

NOTARY PUBLIC
STATE OF Texas

Notary's Name: Jaime Waskowitz

Notary Commission Expires: July 13, 2023

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Tenesha Hudspeth

County Clerk Harris County, Texas



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Pages 4
09/13/2022 09:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Tenesha Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS



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I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office
This November 14, 2022

Teneshia Hudspeth, County Clerk
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

