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GENERAL WARRANTY DEED

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

MARIA E. SANCHEZ ("Grantor"), individually and as personal representative of the Estate of Fernando Sanchez, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid and caused to be paid in the manner hereinafter stated by FERNANDO SANCHEZ, JR., and his heirs ("Grantees"), whose address is 4523 Billingsley St., Houston, Texas 77009, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, ASSIGNED and CONVEYED, and by these presents does GRANT, BARGAIN, ASSIGN and CONVEY, unto Grantees:

the real property located in Harris County, Texas, known as 4523 Billingsley St., Houston, Texas 77009 and more particularly described as follows:

Lot Twenty-two (22) in Block Sixty-seven (67) of Irvington Addition, an addition in Harris County, Texas,

together with any and all structures, fixtures, buildings and improvements situated thereon and all rights and appurtenances thereto (collectively, the "Property").

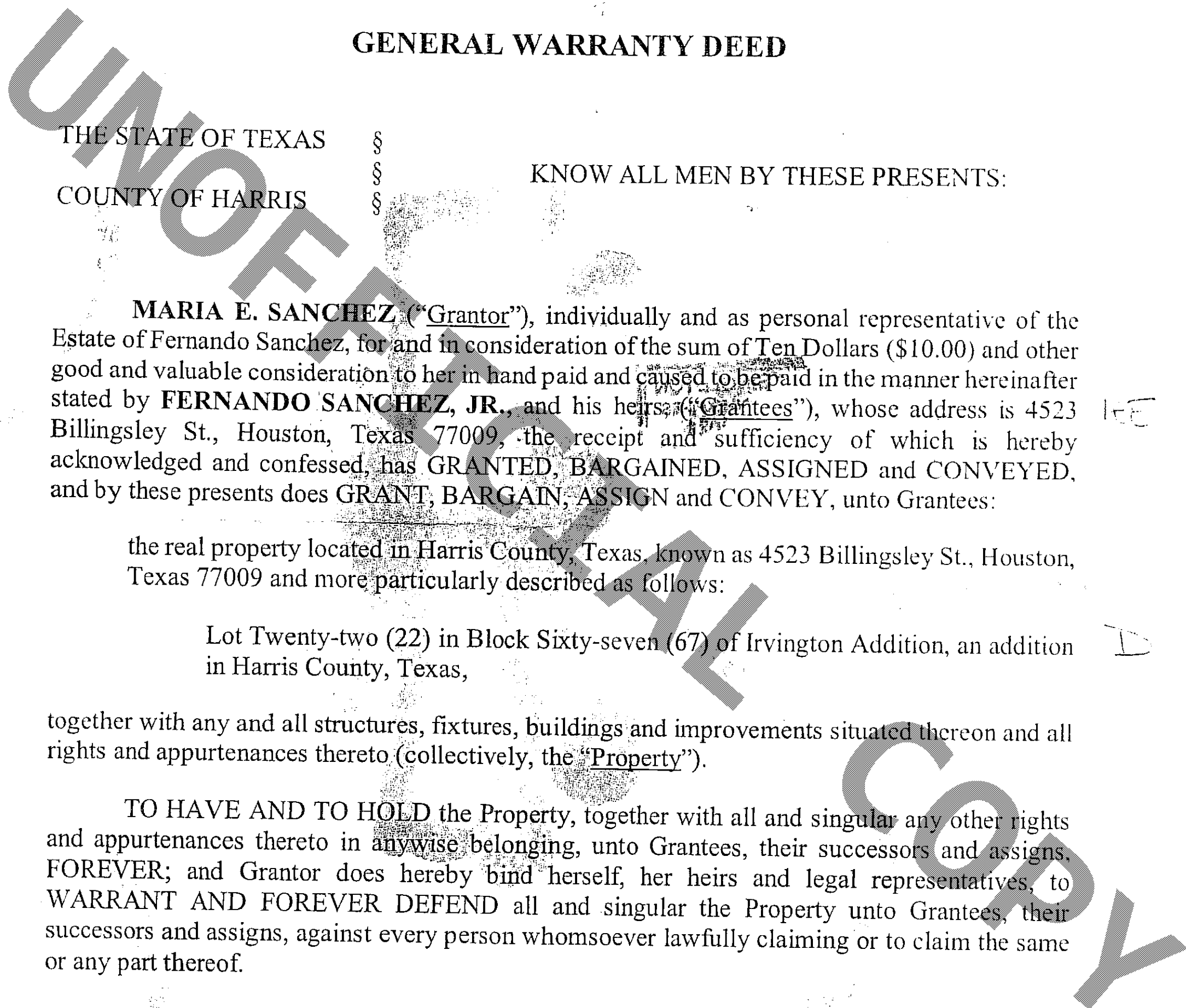
TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantees, their successors and assigns, FOREVER; and Grantor does hereby bind herself, her heirs and legal representatives, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantees assume the obligations to pay ad valorem taxes and assessments and maintenance fees, if any, as they become due and payable subsequent to the date hereof.

RECORDER'S MEMORANDUM  
This instrument was damaged at the time received for filing.

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, omissions and changes were present at the time instrument was filed and recorded.

RP-2021-249383



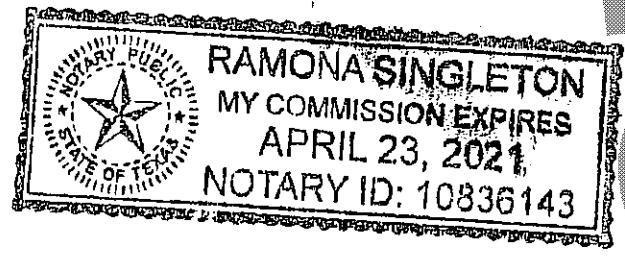
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

IN TESTIMONY WHEREOF, this instrument is executed effective as of the 21st day of June, 2019.

*Maria Elena Sanchez*  
MARIA E. SANCHEZ, Individually and as  
Personal Representative of the  
Estate of Fernando Sanchez

THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me by Maria E. Sanchez, individually and in her capacity as personal representative of the Estate of Fernando Sanchez, on this 21st day of June, 2019.



*Ramona Singleton*  
Notary Public, State of Texas

RP-2021-249383

After recording, return to:

*Fernando*  
Sanchez *TR*  
4523 Billingsley  
Houston, TX 77009

UNOFFICIAL COPY

FILED FOR RECORD

11:31:33 AM

Thursday, May 6, 2021



COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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

Thursday, May 6, 2021



COUNTY CLERK  
HARRIS COUNTY, TEXAS



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