

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.

203054

SPECIAL WARRANTY DEED

Date: 7 May 2018, 2018

Grantor: RENEE CHRISTY f/k/a RENEE M. DADBEH a/k/a RENEE MARIE DUFF-DADBEH AND SPOUSE, RONALD B. CHRISTY AND SOMAYEH CHOBORAZI, A MARRIED PERSON

Grantor's Mailing Address:
Renee & Ronald Christy 4317 Whetsel AVE
Cincinnati, Oh 45227

Somayeh Choborazi 5634 FAIR FOREST DRIVE
HOUSTON, TEXAS 77088

Grantee: PIROOZ DADBEH, A MARRIED PERSON

Grantee's Mailing Address: 5634 FAIR FOREST DRIVE
HOUSTON, TEXAS 77088

By virtue of the Final Decree of Divorce dated October 26, 2004, rendered in Cause No. 2004-42847, in the Matter of the Marriage of Renee Marie Duff-Dadbeh and Pirooz Dadbeh in the 311th Judicial District Court, Harris County, Texas, Grantee, by virtue of said divorce was awarded the Property described herein.

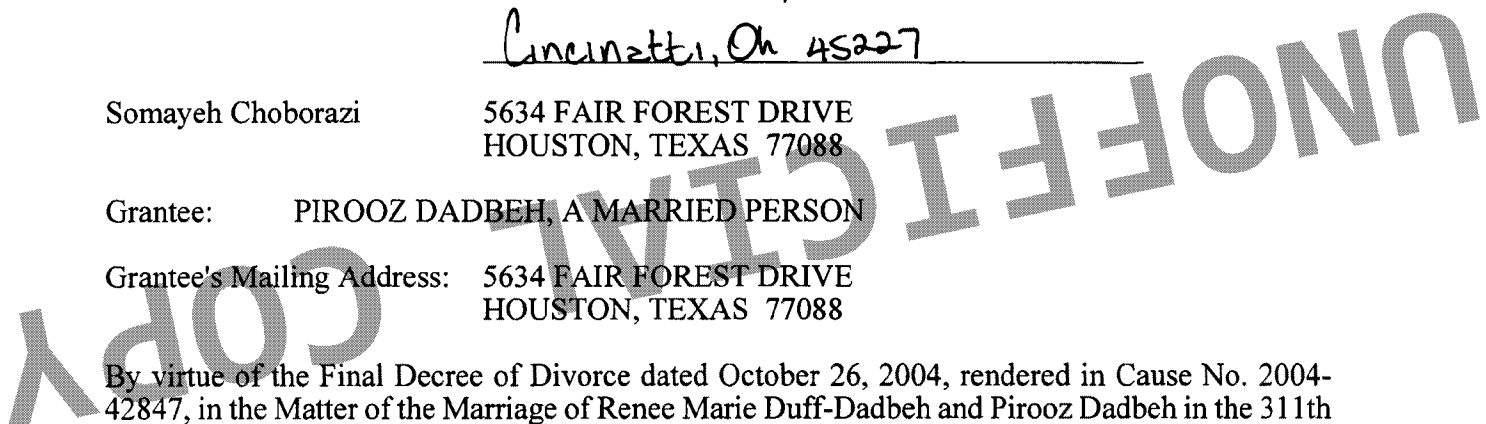
Consideration: In consideration of the premises and pursuant to the above referenced Final Decree of Divorce, and in and for the sum of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Three (3), Block Four (4), INWOOD NORTH, SECTION SIX (6), according to map or plat thereof recorded in Volume 295, Page 70, of the Map Records of Harris County, Texas.

Reservations from Conveyance: NONE

RP-2018-226789



Exceptions to Conveyance and Warranty:

1. All valid and subsisting easements, restrictions, rights of way, conditions, exceptions and reservations and covenants of whatsoever nature of record, if any, and also to the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the herein described real Property.
2. Any prior reservation of oil, gas and other minerals in, on or under the herein described Property by Grantor's predecessors in title together with any leases pertaining to such interest.

Grantor, for the Consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property unto 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, **when the claim is by, through, or under GRANTOR but not otherwise**, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty contained herein.

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

Renee Christy

 RENEE CHRISTY

Ronald B. Christy

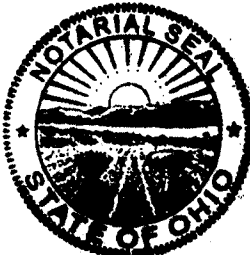
 RONALD B. CHRISTY

STATE OF OH
 COUNTY OF Hamilton

This instrument was acknowledged before me on the 7th day of May, 2018 by RENEE CHRISTY AND SPOUSE, RONALD B. CHRISTY.

Thomas V. Curtis

 Notary Public, State of OH
 My Commission Expires: 19 Dec 2020



Thomas V. Curtis
 Notary Public, State of Ohio
 My Commission Expires 12-19-2020

RP-2018-226789

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Pages 3

05/23/2018 10:51 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees \$20.00

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