

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Grantor: Marianne Palmer

Grantor Address: 2222 Potomac Dr Unit C, Houston TX 77057

Grantee: Trevino Investment Properties

Grantee Address: P.O. Box 920974 Houston Tx 77292

Consideration: TEN DOLLARS AND NO CENTS (\$10.00), paid by Grantee to Grantor, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO

More commonly known as: 2222 Potomac Dr Unit C, Houston TX 77057

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, restrictions, mineral reservations, declarations, reservations, building set-back lines, maintenance and assessment fees, governmental regulations and all other presently recorded instruments that affect the property.

NOW THEREFORE:

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 hold to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to 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, by, through or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

RP-2022-500519

COPY

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE AGREES THAT THE PROPERTY IS ACCEPTED BY GRANTEE WITH ALL DEBTS, LIENS AND IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, OTHER THAN THE SPECIAL WARRANTY OF TITLE IN THIS DEED.

When the context requires, singular nouns and pronouns include the plural. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

Signed on July 23 2022.

Marianne Palmer

Marianne Palmer

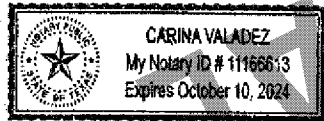
STATE OF TEXAS

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§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on July 23, 2022, by

Marianne Palmer.



[Signature]
Notary Public for the State of Texas

After Recording, Please Return to:

Trevino Investment Properties
P.O. Box 920974
Houston Tx 77292

RP-2022-500519

UNOFFICIAL COPY

EXHIBIT "A"

FIELD NOTES FOR 1800 SQUARE FEET, OR 0.0413 ACRE OF LAND KNOWN AS TRACT "C", POTOMAC TOWNHOUSES, AN UNRECORDED SUBDIVISION OUT OF LOT 32, BLOCK 3, WESTHAVEN ESTATES, SECTION 1, RECORDED IN VOLUME 29, PAGE 47, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN H.C.C.F. NUMBER M-796957 AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 32, BLOCK 3, WESTHAVEN ESTATES, SECTION 1, IN THE WEST LINE OF POTOMAC DRIVE 60 FEET WIDE;

THENCE, SOUTH 89 DEGREES 50 MINUTES 00 WEST, ALONG THE NORTH LINE OF LOT 32, AT 3.00 FEET PASS A 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF TRACT "A", IN ALL 99.52 FEET TO A FENCE POST FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF LOT 32, SAME BEING THE SOUTH LINE OF LOT 33 AS DESCRIBED BY DEED RECORDED IN H.C.C.F. NUMBER P-555829, 42.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THAT CALLED 1815 SQUARE FOOT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN H.C.C.F. NUMBER L-216877, 45.60 FEET TO A POINT IN A BUILDING FOR CORNER;

THENCE, NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF A COMMON AREA TRACT, 20.80 FEET TO A BUILDING CORNER FOR CORNER;

THENCE, NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF A COMMON AREA TRACT, 6.00 FEET TO A BUILDING CORNER FOR CORNER;

THENCE, NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF A COMMON AREA TRACT, 21.51 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THAT CALLED 1800 SQUARE FOOT TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN H.C.C.F. NUMBER P-276075, 39.60 FEET TO THE POINT OF BEGINNING.

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Pages 4
10/10/2022 11:11 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS