

Prepared By

Name: Pro Se
Address: 2617 C West Holcombe Blvd
PMC 213, Houston
State: Texas Zip Code: 77025

After Recording Return To

Name: Sujit Prabhu
Address: 3607 Grennoch Ln, Houston
State: TX Zip Code: 77025

Space Above This Line for Recorder's Use

TEXAS SPECIAL (LIMITED) WARRANTY DEED

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.

KNOW ALL PERSONS BY THESE PRESENTS, That **Paramartha Yana Foundation**, a Texas nonprofit corporation, residing at **2617 C West Holcombe Blvd, PMC 213, Houston, Texas 77025, County of Harris, State of Texas ("Grantor")**, in consideration of the sum of Ten and no/00 dollars (**\$10.00**) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Sujit Prabhu and Yvonne Kew, husband and wife, residing at 3607 Grennoch Lane, Houston, Texas 77025, County of Harris, State of Texas ("Grantee")**, the following described real property and premises, situated in Harris County, State of Texas, to wit:

Lot Nineteen (19), in Block Twenty-two (22) of BRAES HEIGHTS ADDITION, SECTION SIX (6), an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 29, Page 75 of the Map Records of Harris County, Texas.

PARCEL ADDRESS: 3718 Aberdeen Way, Houston, Texas 77025

LEGAL ACRES: .1921 AC



RP-2022-264050

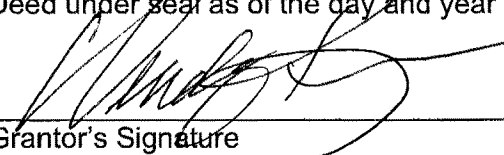
THIS DEED RELATES BACK TO TWO QUIT-CLAIM DEEDS RECORDED BY SUJIT PRABHU AND YVONNE KEW, RECORDED IN COUNTY CLERK'S FILE NOS RP-2020-114756 AND RP-2020-470389, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.



Grantor's Signature

Wendy Kew
Authorized Signer for Paramartha Yana Foundation
2617 C West Holcombe Blvd
PMC 213
Address
Houston, TX 77025
City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip



RP-2022-264050

UNOFFICIAL COPY

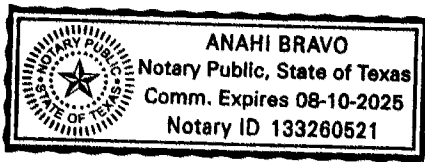
STATE OF TEXAS)

COUNTY OF Harris)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendy Kew whose names are signed to the foregoing

instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of May, 2022.



Anahi Bravo
Notary Public

My Commission Expires: 8/10/2025

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Pages 4
05/19/2022 12:47 PM
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