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RP-2023-152833
04/28/2023 RP1 \$26.00

GENERAL WARRANTY DEED

Date: April 27, 2023

Grantor: Eric Craft

Grantor's Mailing Address:

122 Saint Finan's Way
Houston, Texas 77015

Grantee: Tamika Craft-Demming

Grantee's Mailing Address:

18510 Catamaran
Humble, Texas 77346

Consideration:

Cash in the amount of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

LEGAL DESCRIPTION OF PROPERTY: 3906 Florinda, Houston, Texas 77021 also known as LT 2, BLK 10/ SCOTT TERRACE SECTION 3 according to the map or plat thereof, Map Records, Harris County, Texas ("The Property")

The Grantor, Eric Craft does grant, sell, and convey 50% of his 100% interest in the described property, unto the Grantee, Tamika Craft-Demming and the Grantee's heirs, executors, administrators, and assigns. This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assignees forever.

The Grantor binds the Grantor and the 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, except as to the reservations from and exceptions to conveyance and warranty all of that certain tract or parcel of land.

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RP-2023-152833

Eric Craft
ERIC CRAFT

102

Tamika Craft-Demming
TAMIKA CRAFT-DEMMING

AFTER RECORDING RETURN TO:

✓✓

ERIC CRAFT
122 Saint Finan's Way
Houston, Texas 77015

UNOFFICIAL

COPY

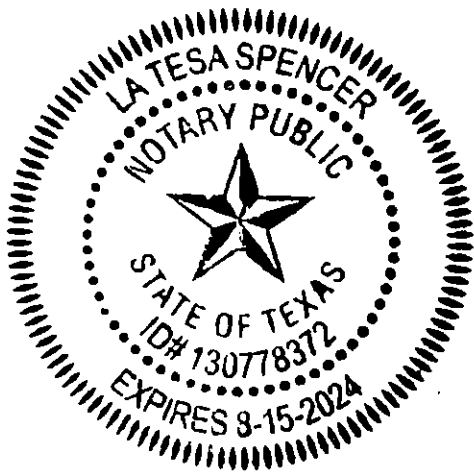
RP-2023-152833

State of Texas

County of Harris

This General Warranty Deed was subscribed, sworn to and acknowledged before me by and sworn to before me by Eric Craft and Tamika Craft-Demming, this 27th day of April, 2023.

SEAL



Latesa Spencer

Notary Public

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RP-2023-152833

FILED FOR RECORD

12:47:59 PM

Friday, April 28, 2023

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, April 28, 2023

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



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