

## GENERAL WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF HARRIS

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§  
§

KNOW ALL MEN BY THESE PRESENTS:

Grantor (collectively "Grantor"): Garland D Boyette Jr,  
Grantor's Mailing Address: 1444 Moritz Dr, Houston, TX 77055

Grantee: Chan Vi Truong  
Grantee's Mailing Address: 1444 Moritz Dr, Houston, TX 77055

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements): BEING the northwesterly portion of Lot 18 in Block 1 of Hilshire Park, a subdivision situated in Harris County, Texas, and recorded at Film Code No. 415074 of the Plat Records of Harris County; said northwesterly portion of Lot 18 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the easterly right-of-way of Moritz Drive (width varies) at the common westerly corner of Lots 18 and 19 in Block 1 of said Hilshire Park subdivision;

THENCE NORTH 62°43'35" East, along and with the northwest line of said Lot 18 and the southeast line of said Lot 19, a distance of 66.37 feet to a 5/8-inch iron rod found at the common easterly corner of said Lots 18 and 19, same being in the southwest line of Lot 9 in said Block 1;

THENCE in a southeasterly direction along and with the northeast line of Lot 18, said southwest line of Lot 9 and the arc of a curve to the left having a Radius of 485.29 feet, an Arc Length of 27.61 feet, and a Chord of South 28°52'07" East a distance of 27.60 feet;

THENCE SOUTH 58°06'30" West, crossing said Lot 18, a distance of 65.85 feet to said easterly right-of-way line of Moritz Drive;

THENCE along and with said easterly right-of-way line of Moritz Drive and the arc of a curve to the right having a Radius of 361.13 feet, an Arc Length of 32.95 feet, and a Chord of North 29°52'54" West a distance of 32.95 feet returning to the PLACE OF BEGINNING of the herein described northwesterly portion of Lot 18 and containing 2,004 square feet of land.

Commonly known as: 1444 Moritz Dr, Houston, TX 77055

RP-2022-524529

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: All presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and ad valorem taxes for tax year 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS DEED.

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

EXECUTED this 05 day of Oct, 2022.

*[Handwritten Signature]*

Garland D Boyette Jr

ACKNOWLEDGEMENT

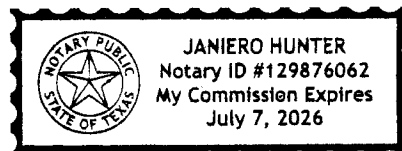
STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on October 25, 2022, by Garland D Boyette Jr.

*[Handwritten Signature]*  
Notary Public, State of Texas *Janiero Hunter*

AFTER RECORDING MAIL TO:  
1444 Moritz Dr, Houston, TX 77055



RP-2022-524529

COPIES

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# Pages 3  
10/26/2022 10:44 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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