

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.

Special Warranty Gift Deed

Date: February 8, 2022

Grantor: HILARIA MORALES PENA

Grantor's Mailing Address:

HILARIA MORALES PENA
11110 LaCrosse Street
Jacinto City, Texas 77029

Grantee: JUAN ANTONIO ROSAS

Grantee's Mailing Address:

JUAN ANTONIO ROSAS
418 Exchange Street
Houston, Texas 77020

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

LOT FORTY-NINE (49), IN BLOCK TWO (2), OF DENVER HARBOR ADDITION, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 44, PAGE 62, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; more commonly known as 418 Exchange Street, Houston, Texas 77020

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

RP-2022-70938

UNOFFICIAL COPY

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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 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.

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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

Hilaria M Pena

HILARIA MORALES PENA

STATE OF TEXAS)

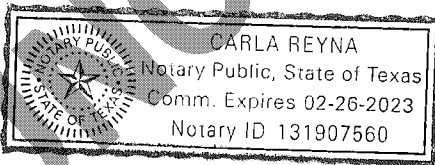
COUNTY OF HARRIS)

This instrument was acknowledged before me on February 8, 2022, by HILARIA MORALES PENA.

Carla Reyna

Notary Public, State of Texas

My commission expires: 02-26-2023



AFTER RECORDING RETURN TO:
JUAN ANTONIO ROSAS
418 Exchange Street
Houston, Texas 77020

RP-2022-70938

RP-2022-70938
Pages 3
02/08/2022 03:30 PM
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

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