

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.

WARRANTY DEED

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF HARRIS §

MADE ON THE 25th DAY OF November, 2022 by and between:

GRANTOR: CATAMOUNT PROPERTIES 2018, LLC,
a Delaware limited liability company
2015 Manhattan Beach Blvd, Suite 100
Redondo Beach, CA 90278

And

GRANTEE: LOLA ANN HERNANDEZ
6602 COLONY LN.
HUMBLE TX 77396

GRANTOR, for and in consideration of the sum of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00) cash in hand to Grantor paid by **GRANTEE**, the receipt of which is hereby acknowledged, HAS GRANTED, SOLD AND CONVEYED and does by these presents GRANTS, SELLS AND CONVEYS unto the said Grantee to the following described real property in Harris County, Texas, (the "Property") to-wit:

Property (including any improvements):

LOT TWENTY-ONE (21), IN BLOCK ONE (1), OF REPLAT OF INWOOD NORTH, SECTION EIGHT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 308, PAGE 53, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

9001312201069

RP-2022-579275

UNOFFICIAL COPY

BEING THE SAME PROPERTY AS CONVEYED TO CATAMOUNT PROPERTIES 2018, LLC FROM JEFF LEVA, SUBSTITUTE TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED DATED SEPTEMBER 29, 2022 AND RECORDED OCTOBER 5, 2022 IN INSTRUMENT NO. 2022-494898 IN THE CLERK'S OFFICE OF HARRIS COUNTY, TEXAS.

Property Address: 8907 Arcidian Forest Drive, Houston, TX 77088

ID #: _____

Together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record, to the extent such are valid and subsisting, in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, her, or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

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

Signature page to follow.

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EXECUTED TO BE EFFECTIVE THE 29th DAY OF NOVEMBER, 2022.

Recording state does not require witnesses

CATAMOUNT PROPERTIES 2018, LLC,
a Delaware limited liability company

By: Wedgewood, LLC, a Delaware Limited
Liability Company, Manager

STATE OF _____ }
_____ }

PLEASE SIGN HERE

[Signature]

Authorized Agent

COUNTY OF _____ }
_____ }

This instrument was acknowledged before me on _____ by
_____, who is the Authorized Agent for Wedgewood, LLC, a Delaware Limited Liability
Company, Manager of **CATAMOUNT PROPERTIES 2018, LLC**, a Delaware Limited
Liability Company, on behalf of said company.

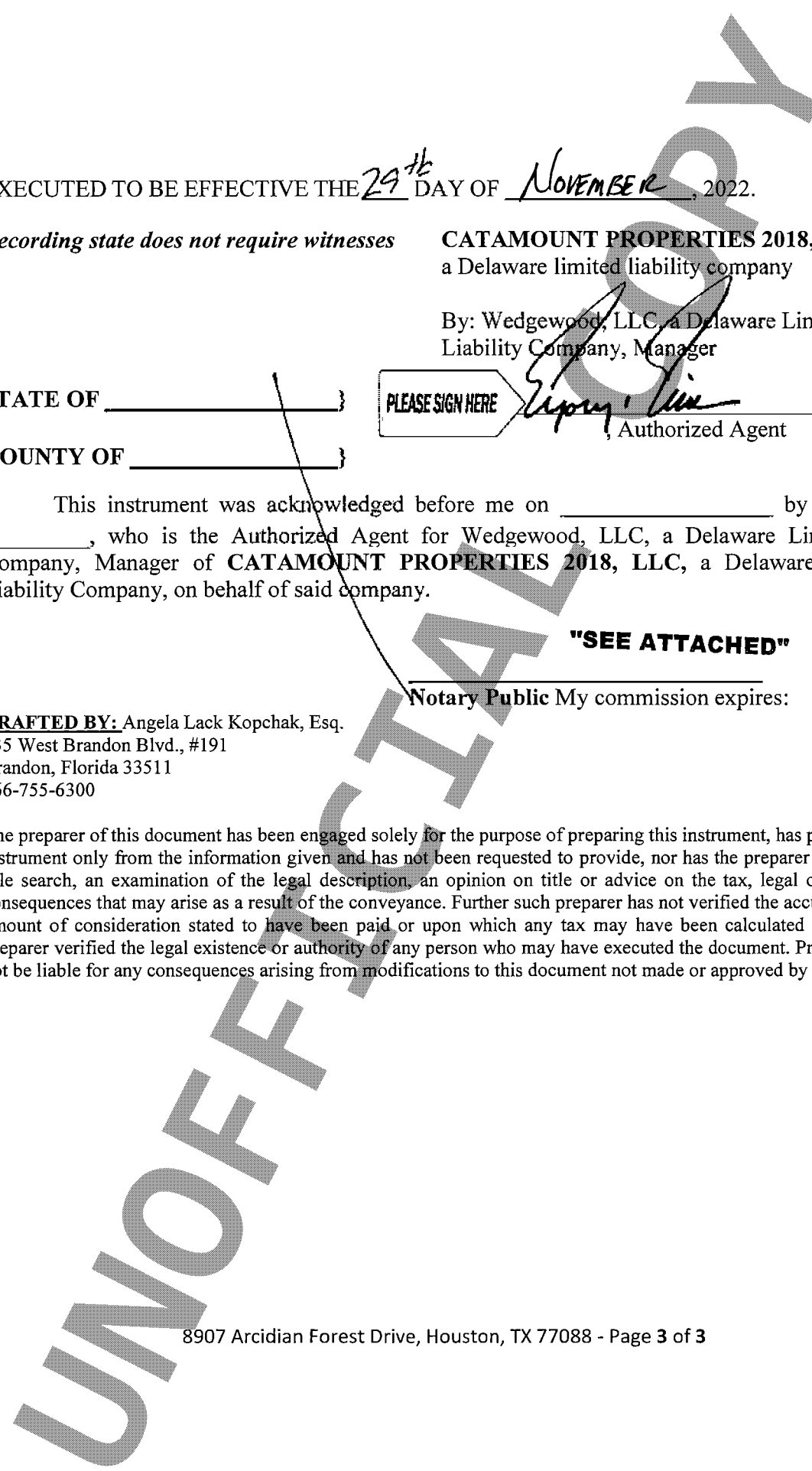
"SEE ATTACHED"

Notary Public My commission expires:

DRAFTED BY: Angela Lack Kopchak, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

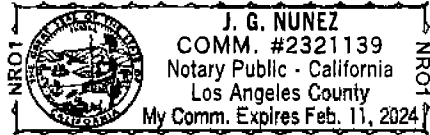
On November 29, 2022 before me, J.G. Nunez, a Notary Public
(here insert name and title of the officer)

personally appeared Gregory L Geiser

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer(s)
- Signer(s) Thumbprint(s)
- _____

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Pages 5
12/08/2022 10:34 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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