

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 DEED

STATE OF TEXAS §
COUNTY OF HARRIS §

Keith Lawyer and Joan Huffman (collectively, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by David C. Elmer and Linda K. Elmer (collectively, "Grantee"), the receipt and sufficiency of which is hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto said Grantee, their heirs and assigns, all of that certain real property located in Harris County, Texas, more particularly described as Lot 2A, Block Fifty (50) West University Park, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 9, Page 13 of the Map Records of Harris County, Texas together with all rights and appurtenances thereto in any way belonging to the foregoing (collectively, the "Property").

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This conveyance is made by Grantor and accepted by Grantee expressly subject to the liens securing payment of real estate ad valorem taxes for the current and all subsequent years, as well as to those matters set forth on Exhibit "A", attached hereto and incorporated herein by reference (the "Permitted Exceptions"); and Grantee by acceptance of delivery of this deed does hereby assume and agree to pay said ad valorem taxes for the current and all subsequent years.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, their heirs and assigns forever; and Grantor does hereby bind themselves, their heirs, executors, and administrators, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

Except for the warranties of title made herein, the conveyance of the Property is made on an AS IS basis, and GRANTOR MAKES NO WARRANTY, REPRESENTATION, COVENANT OR AGREEMENT, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO ANY MATTER AFFECTING THE PROPERTY, INCLUDING, BUT IN NO WAY LIMITED TO (I) THE CONDITION, SUITABILITY, HABITABILITY, MERCHANTABILITY, OR FITNESS OF THE PROPERTY FOR GRANTEE'S PLANNED USE OF THE PROPERTY, (II) THE AVAILABILITY OF ANY WATER, SEWER, OR UTILITIES (PUBLIC OR PRIVATE), OR (III) THE EXISTENCE OF ANY HAZARDOUS SUBSTANCES IN, ON, OR ABOUT THE PROPERTY, ALL OF WHICH WARRANTIES, REPRESENTATIONS, COVENANTS AND AGREEMENTS TO THE FULLEST EXTENT PERMITTED BY LAW, ARE EXPRESSLY DISCLAIMED.

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6200-02-500
085-20-007

CHICAGO TITLE
GINSBURG GF #: 616943

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

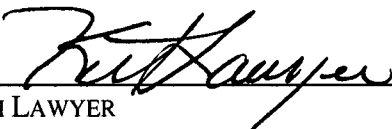
2012 DEC 20 PM 17

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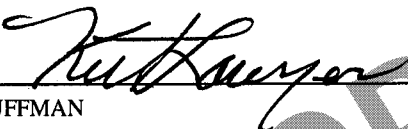
Address of Grantee: 3310 Amherst Street
Houston TX 77005

EXECUTED on this the 19th day of December 2012.

GRANTOR:



KEITH LAWYER

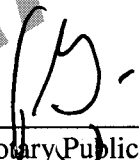
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JOAN HUFFMAN
BY: KEITH LAWYER, ATTORNEY IN FACT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on 12-19-12, 2012, by KEITH LAWYER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JOAN HUFFMAN.





Notary Public, State of Texas

0000-02-580 RP

UNOFFICIAL COPY

WHEN RECORDED RETURN TO:
CHICAGO TITLE
4545 BISSONNET, SUITE 291
BELLAIRE, TEXAS 77401

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EXHIBIT "A" to Special Warranty Deed

Exceptions to Title

1. The following restrictive covenants of record: Volume 9, Page 13 of the Map Records of Harris County, Texas; Volume 688, Page 358 of the Deed Records of Harris County, Texas.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Standby fees, taxes and assessments by any taxing authority for the year 2012 and subsequent years.
4. Rights of Dorothy S. Huffman, as tenant under that certain Residential Lease Agreement dated on or about the date hereof.
5. Easement for public utilities recorded at Volume 688, Page 358, of the Deed Records of Harris County, Texas; said easement conveyed to the City of West University Place) as set forth in instrument recorded in Volume 4460, Page 373 (B377113) of the Deed Records of Harris County, Texas.
6. Easement for sewer and waterworks granted in document recorded at Volume 686, Page 279, of the Deed Records of Harris County, Texas; said easement conveyed to the City of West University Place) as set forth in instrument recorded in Volume 4460, Page 373 (B377113) of the Deed Records of Harris County, Texas.
7. Easement for public utilities as recorded in instrument at Volume 790, Page 603, of the Deed Records of Harris County, Texas.
8. Location of fences not on the property lines as depicted in survey of the Property prepared December 7, 2012 by George Gale, RPLS No. 4578.

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

DEC 20 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

1800-02-0000

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