

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

That **Steven Lon Smith, Brent F. Smith and Melinda Lou Becker** owning property in the County of HARRIS Texas, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by **Nelson A. Jimenez** hereinafter called "Grantee" (whether one or more), whose mailing address is 5552 Aspen, Houston Tx 77081 the receipt and sufficiency of which are hereby acknowledged and confessed;

Grantor has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto said Grantee, the following described real property, to-wit:

Lot 23, Block 13, COPPERFIELD MIDDLEGATE VILLAGE, SECTION ONE, a subdivision to the City of Houston, Harris County, Texas, according to the map or plat recorded in Volume 288, Page 120, Map Records, Harris County, Texas.

Address: 15307 Quiet Creek Dr. Houston, TX. 77095

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto said Grantee, its successors and assigns, **FOREVER**. Grantors do hereby bind themselves, their heirs and assigns, **TO WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens existing against the property, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if

RP-2019-217166

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any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

DATED this the 21 day of MAY, 2019

Steven Lon Smith
Steven Lon Smith

Brent F. Smith

Melinda Lou Becker

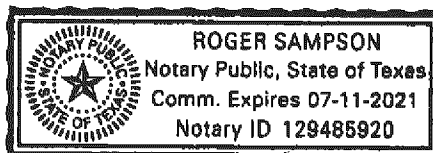
STATE OF Texas
COUNTY OF Denton

This instrument was acknowledged before me on the 21 day of May, 2019 by
Steven Lon Smith, Brent F. Smith and Melinda Lou Becker.

[Signature]

NOTARY PUBLIC STATE OF TEXAS

RETURN TO:
Patricia Title
10497 Town & Country Way Ste. # 704
Houston, TX 77024
CP# 62-1050



RP-2019-217166

COPY

UNOFFICIAL

any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words, "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

DATED this the 21st day of MAY 2019

Steven Lou Smith


Brent F. Smith

Melinda Lou Becker

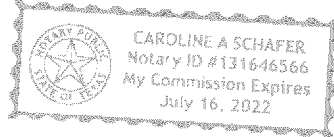
STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on the 21 day of May, 2019 by Steven Lou Smith, Brent F. Smith and Melinda Lou Becker.


NOTARY PUBLIC STATE OF TEXAS

RETURN TO:
Patriot Title
10497 Town & Country Way Ste. # 704
Houston, TX 770024
GF# 62-1059



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any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words, "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

DATED this the 21 day of May 2019

Steven Lon Smith

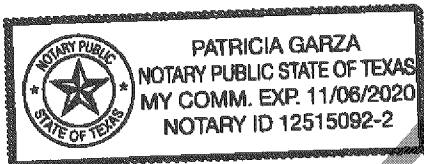
Brent F. Smith

Melinda Lou Becker
Melinda Lou Becker

STATE OF TEXAS

COUNTY OF NARRIS

This instrument was acknowledged before me on the 21 day of May, 2019 by Steven Lon Smith, Brent F. Smith and Melinda Lou Becker.



Patricia Garza
NOTARY PUBLIC STATE OF TEXAS

RETURN TO:
Patriot Title
10497 Town & Country Way Ste. # 704
Houston, TX 770024
GF# 62-1059

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Pages 5

05/24/2019 10:36 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees \$28.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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