

# GENERAL WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF HARRIS

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§  
§

KNOW ALL MEN BY THESE PRESENTS:

Grantor (collectively "Grantor"): Shinda Obey, Tammu Monroe Obey & Kipkano Obey  
Grantor's Mailing Address: 3322 Dartmouth Field Ln, Fresno, TX 77545

Grantee: Giup Chua  
Grantee's Mailing Address: 30 N Gould St #4578 Sheridan, WY 82801

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): The South 40 feet of Lot Ten (10) and the north 20 feet of Lot Eleven (11), Block Eight (8) of CAMBRIDGE VILLAGE, SECTION Two (2), an addition in Harris County, according to the map or plat thereof recorded in Volume 75, Page 34 of the Map Records of Harris County, Texas.

Commonly known as: 13423 Candleshade Ln, Houston, TX 77045

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.

RP-2022-509096

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

EXECUTED this 13th day of October, 2022.

*[Signature]*

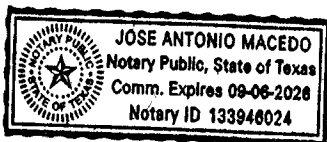
Shinda Obey

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on October, 13, 2022, by Shinda Obey.



*[Signature]*

Notary Public, State of Texas

*[Signature]*

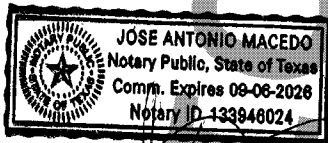
Tammu Monroe Obey

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on October 13, 2022, by Tammu Monroe Obey.



*[Signature]*

Notary Public, State of Texas

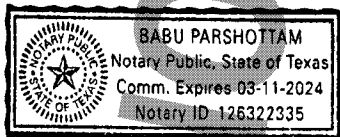
Kipkano Obey

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on 12th October, 2022, by Kipkano Obey.



10/12/2022

*[Signature]*

Notary Public, State of Texas

RP-2022-509096

COPY

UNRECORDED

RP-2022-509096

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10/14/2022 12:45 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

RP-2022-509096

COPY

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