

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

GENERAL WARRANTY DEED

20094346-B ME

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.

Date: May 1, 2020

Grantor: JANIE HERNANDEZ and MIKE HERNANDEZ, wife and husband

Grantor's Mailing Address (including county):

Grantee: SHAYNE RYAN SEGUNDO CRUZ, a single person

Grantee's Mailing Address (including county):

10047 Timberoak Drive
Houston, Harris County, Texas 77080-7010

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Lot 7, in Block 21 of SPRING BRANCH WOODS, SECTION FOUR (4), a subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 55, Page 21, of the Map Records of Harris County, Texas.

Reservations from and exceptions to Conveyance and Warranty:

Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

RP-2020-188576

Taxes for the current year have been prorated and are assumed by Grantee.

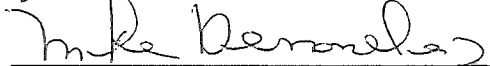
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

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

GRANTOR HAS EXECUTED AND DELIVERED THIS GENERAL WARRANTY DEED AND HAS GRANTED, BARGAINED, SOLD AND CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS GENERAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY, "AS IS", "WHERE IS", AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OR TITLE EXPRESSLY SET FORTH HEREIN.



JANIE HERNANDEZ



MIKE HERNANDEZ

AGREED TO AND ACCEPTED BY:



SHAYNE RYAN SEGUNDO CRUZ

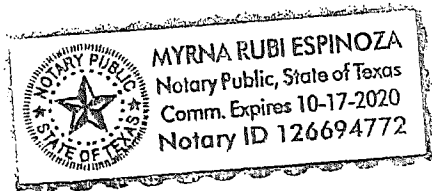
RP-2020-188576

UNOFFICIAL COPY

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 1 day of May, 2020, by JANIE HERNANDEZ.



[Handwritten Signature]

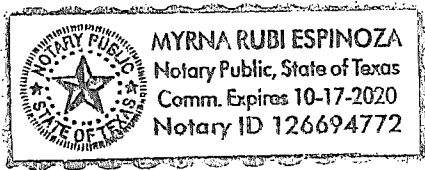
Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 1 day of May, 2020, by MIKE HERNANDEZ.



[Handwritten Signature]

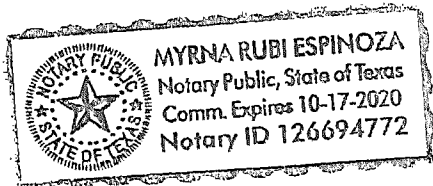
Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 1 day of May, 2020, by SHAYNE RYAN SEGUNDO CRUZ.



[Handwritten Signature]

Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

RP-2020-188576

COPY UNOFFICIAL

RP-2020-188576
Pages 4
05/05/2020 03:36 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$26.00

UNOFFICIAL COPY

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

RP-2020-188576