

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Grantor: HREAL COMPANY, LLC AND AMERICAN POINTE REALTY LTD

Grantee: MAJID SAFSHEKAN

Consideration: TEN DOLLARS AND NO CENTS (\$10.00), paid by Grantee to Grantor, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property (including any improvements):

A TRACT OF LAND CONTAINING 0.0393 ACRE (1,711 SQUARE FEET) BEING A PART OF LOTS 4 AND 5, IN BLOCK 5, OF LANGHAM CREEK COLONY, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 289,

PAGE 99 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

which has the address of 6691 Kentwick Dr., Houston, Texas 77084-1431 ("Property Address");

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, restrictions, mineral reservations, declarations, reservations, building set-back lines, maintenance and assessment fees, governmental regulations and all other presently recorded instruments that affect the property.

NOW THEREFORE:

Grantor, for the consideration, receipt of which is acknowledged, 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 to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors 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, by, through or under Grantor, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE AGREES THAT THE PROPERTY IS ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, OTHER THAN THE SPECIAL WARRANTY OF TITLE IN THIS DEED.

When the context requires, singular nouns and pronouns include the plural. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

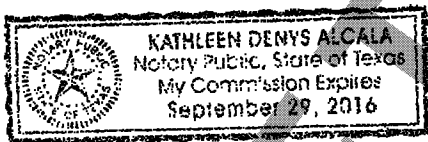
Signed on July 7, 2016.

HREAL COMPANY, LLC

By: *Aliana Menendez*
Aliana Menendez, as Authorized Representative

STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on July 7, 2016, by Aliana Menendez, as Authorized Representative of HREAL COMPANY, LLC.



Kathleen Denys Alcala
Notary Public for the State of Texas

RP-2016-328013

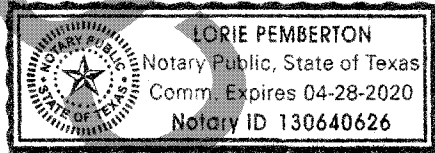
UNOFFICIAL COPY

AMERICAN POINTE REALTY LTD

By: *Allen Almassi*
Allen Almassi, as Authorized Representative

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on July 7, 2016, by Allen Almassi, as Authorized Representative of AMERICAN POINTE REALTY LTD.



Lorie Pemberton
Notary Public for the State of Texas

After Recording, Please Return to:

MAJID SAFSHEKAN
7 BEAVER TAIL. PT
HOUSTON, TX 77024

RP-2016-328013

UNRECORDED

Exhibit "A"

DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0393 ACRES (1,711 SQUARE FEET) SITUATED
IN THE MICHAEL MCCORMICK SURVEY, ABSTRACT 533
HARRIS COUNTY, TEXAS

Being a tract of land containing 0.0393 acres (1,711 square feet), situated in the Michael McCormick Survey, Abstract 533, Harris County, Texas, being all of a tract of land conveyed unto Patrick D Willis, by deed recorded under County Clerk's File No. H817015 of the Official Public Records of Harris County, Texas, being a portion of Lots 4 and 5, in Block 5, of Langham Creek Colony, Section 1, a subdivision plat recorded in Volume 289, Page 99 of the Map Records of Harris County, Texas. Said 0.0393-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of said Langham Creek Colony, Section 1,

THENCE South 01° 59' 24" East with the west line of said Langham Creek Colony, Section 1, a distance of 169.74 feet to a point,

THENCE North 88° 00' 36" East, a distance of 49.00 feet to a 4-inch wood post for the POINT OF BEGINNING and southwest corner of the said tract herein described,

THENCE North 01° 59' 24" West, a distance of 19.22 feet to a set "X" in concrete for the northwest corner of the said tract herein described,

THENCE North 88° 00' 36" East, a distance of 89.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the west right-of-way line of Kentwick Drive (60.00 feet wide), being in the east line of said Lot 4, and for the northeast corner of the said tract herein described,

THENCE South 01° 59' 24" East, with said west right-of-way line and the east line of said Lots 4 and 5, a distance of 19.22 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the east line of said Lot 5, for the southeast corner of the said tract herein described,

THENCE South 88° 00' 36" West a distance of 89.00 feet to the POINT OF BEGINNING and containing 0.0393 acres (1,711 square feet), more or less.

RP-2016-328013

COPY

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RP-2016-328013
Pages 5
07/27/2016 01:22 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2016-328013