

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE FOR STRIKE ANY OR 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 DRIVERS LICENSE NUMBER.

**CORRECTION GENERAL WARRANTY DEED**

STATE OF TEXAS }  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF HARRIS}

Date: Effective, October 14, 2021

Grantor: Chemeka N Alexander, an unmarried woman

Grantee: Janet B Alexander, an unmarried woman  
9914 Valley Wind Dr.  
Houston, Texas 77078

Consideration: TEN DOLLARS {10.00} cash and other good and valuable consideration in hand paid by Janet B Alexander which is hereby fully acknowledged and confessed.

Property (including any improvements):

WHEREAS this Correction General Warranty Deed is being executed and recorded in order to correct the certain General Warranty Deed Life Estate recorded in real property records on the 12<sup>th</sup> day of September, 2022; as RP-2022-459841.

WHEREAS, this correction is to reflect the oversight which conveyed real property to the Grantee, Janet B. Alexander as a Life Estate, of which, should, reflect full transfer of rights and ownership interest, fee simple from Grantor, Chemeka Alexander to the Grantee, Janet Alexander for the consideration given on October 14, 2021.

WHEREAS, this correction is to add buyer's disclaimer of an interest in the real property that is the subject of the original instrument of conveyance; Buyer Janet B Alexander, a bona fide purchaser took the said property for value, free and clear without notice of any existing claims.

WHEREAS, this correction, now reflects the marital status of both grantor and grantee.

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

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UNOFFICIAL COPY

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Lot 13, Block 2, Waters Edge Sec. 15, A subdivision in Harris County, Texas, according to the Map or Plat Therefore recorded in Film Code No.659214 of the map and /or Plat Records, Harris County, Texas

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More commonly known as: 17112 Nulakewest Ct Houston, Texas 77044

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, 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 buyer's disclaimer 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 a 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 whomever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

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

This instrument was prepared based off of the title receipts furnished by the parties no independent title search has been made.

Grantee hereby assumes and shall pay all property taxes and insurance premiums to the property.

This Correction General Warranty Deed was executed in agreeance of the parties listed below to correct oversights of the original conveyance executed October 14, 2021.

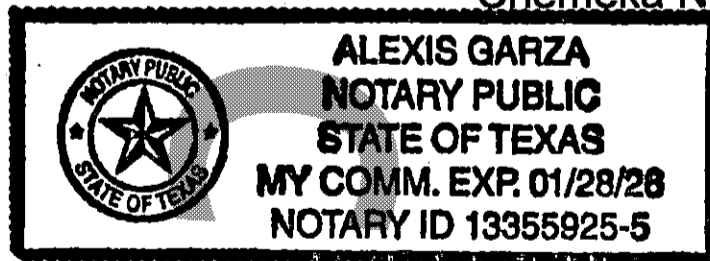
Executed this 24<sup>th</sup> day of May, 2023.

Janet B. Alexander  
Janet B Alexander

By: Chemeka N. Alexander  
Chemeka N Alexander

10R

STATE OF TEXAS }  
COUNTY OF HARRIS }



This instrument was acknowledged before me on May 24, 2023 by Chemeka N Alexander.

Alexis Garza  
Notary Public, State of Texas

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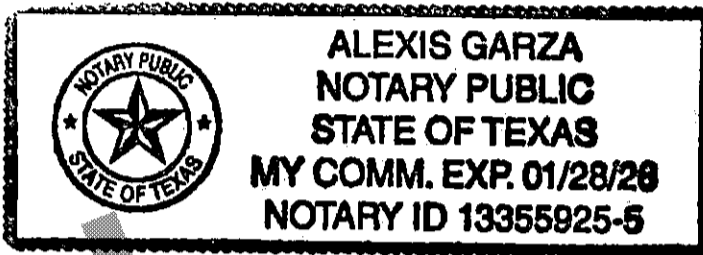
STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on May 24, 2023  
by Janet B Alexander.



Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**

Janet Alexander  
17112 Nulakewest Ct  
Houston, Texas 77044

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EXHIBIT

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09/12/2022 RP1 \$22.00

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**General Warranty Deed**  
Life Estate

**Date:** Effective, October 14, 2021

**Grantor:** Chemeka N Alexander

**Grantee:** Janet B Alexander  
9914 Valley Wind Dr.  
Houston, Texas 77078

100 (L2)  
lll  
lll

**Consideration:** TEN DOLLARS {10.00} cash and other good and Valuable Consideration.

**Property (including any improvements):**

A life estate interest, with the full possession, benefit, and use of the property for the remainder of Janet B. Alexander's life, as a life estate with full power of sale with remainder to Chemeka N Alexander in the following property:

Lot 13, Block 2, Waters Edge Sec. 15, A subdivision in Harris County, Texas, according to the Map or Plat Therefore recorded in Film Code No.659214 of the map and /or Plat Records, Harris County, Texas

D

Commonly known as: 17112 Nulakewest Ct Houston, Texas 77044

**Reservations from Conveyance:** The remainderman interest in the property is reserved by Chemeka N Alexander

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, 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,

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RP-2022-459841

EXHIBIT

together with all and singular the rights and appurtenances thereto in a 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 whomever 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.

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

Grantee shall pay the property taxes and insurance premiums to insure the property during her lifetime.

Executed this 14 day of October, 2021.

*Chemeka N Alexander*  
Chemeka N Alexander

STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on 10-14, 2021 by Chemeka N Alexander:

*Karen Kay Randon*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Chemeka N Alexander  
P O Box 11581  
Houston, Texas 77293

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EXHIBIT

10-1-22

FILED FOR RECORD

3:42:28 PM

Monday, September 12, 2022

*Laneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

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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

Monday, September 12, 2022

*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



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Certificate of Acknowledgment of Receipt and Acceptance

I Janet B Alexander the living woman created by God, with indefeasible title to my land and lawful owner of the landed estate known as Janet Alexander and its real property and interest, under the seal Janet B Alexander and in the capacity of Janet B Alexander am recorded as the Grantee on the General Warranty Deed for the real estate described on Exhibit A. It is my freewill act and deed to acknowledge my acceptance of the deed. I ask that the record on file in the office of register of deeds be updated to show my acceptance of the deed and as the lawful owner of the real estate. Grantee's acceptance is governed by Maxims of Equity: "Equity will not aid a volunteer, Equity will not complete an imperfect gift; in a conflict of equities the superior equity will prevail; where there are equal equities the first in order of time shall prevail; where there are equal equities the law must prevail."

**LET IT BE KNOWN BY ALL MEN AND PERSONS WORLDWIDE BY THESE WORDS,** I, the undersigned, Janet B Alexander, grantee herein, a private American Citizen of the union States of America, by freewill act and Deed, execute this Deed of Acknowledgment, receipt, and acceptance *ab initio fee simple absolute*

This is my freewill act, volition and Deed, under my hand and seal;

Janet B. Alexander

Janet B Alexander, Grantor  
Mail In Care Of: 2807-Wheeler Ave,  
Houston, TX [77004]

Latrecia Barrett

Third Party Witness

[Signature]

Third Party Witness

State of Texas

County of Harriss.

On this 14 day of October 2021, before me the subscriber, Karen Randon personally appeared Janet B. Alexander, by verified evidence acknowledged to be the living woman described in and who executed the forgoing instrument and acknowledged before me the she executes the same as her freewill act and deed.

Notary Public – signature: [Signature]

My commission expires: 09/17/2025



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EXHIBIT A

Lot 13, Block 2, Waters Edge Sec. 15, A subdivision in Harris County, Texas, according to the MAP or PLAT Therefore recorded in Film Code No.659214 of the map and /or Plat Records, Harris County, Texas

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

COPY

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FILED FOR RECORD

4:27:00 PM

Thursday, May 25, 2023

*Laneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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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.

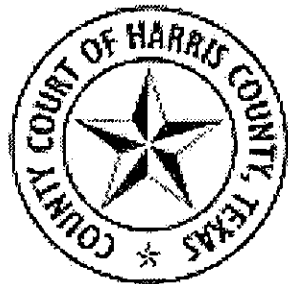
THE STATE OF TEXAS  
COUNTY OF HARRIS

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

Thursday, May 25, 2023

*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



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