

CAPITAL TITLE
GFC 23-136411-04
THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED.

General 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 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 8, 2023

Grantor: Larry C. Preston, III and Jacob Preston, both single persons ^{LP}

Grantor's Mailing Address: 1865 E Broadway Rd Apt 151 Tempe, AZ

Grantee: Gold Coast Equity, LLC

Grantee's Mailing Address: 116 W 10th St Houston TX 77008

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot Eleven (11), Block Four (4), DEERBROOK ESTATES, SECTION THREE (3), an addition in Harris County, Texas, according to the map/plat recorded in Film Code No. 597033, Map/Plat Records, Harris County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Harris County, Texas.

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.

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

COPY

RP-2023-169568

EXECUTED this 8 day of May, 2023.

Larry C. Preston III
Larry C. Preston III

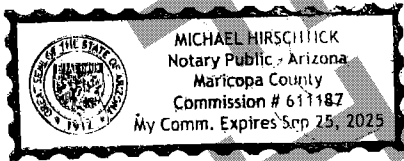
Jacob Preston

THE STATE OF Arizona

COUNTY OF Maricopa

§
§
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 8 day of May, 2023 by Larry C. Preston, III and Jacob Preston who personally appeared before me, and who is known to me through Driver License to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]
NOTARY PUBLIC, STATE OF
Arizona

AFTER RECORDING, RETURN TO:

See next page

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

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COPY

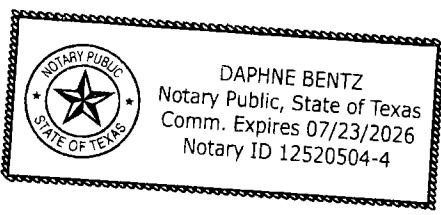
EXECUTED this 9 day of May, 2023.

[Signature]
~~Larry C. Preston Jr. III~~

[Signature]
Jacob Preston

THE STATE OF TX §
COUNTY OF Harris §
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 9 day of May, 2023 by ~~Larry C. Preston, III~~ and Jacob Preston who personally appeared before me, and who is known to me through [Signature] to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]
NOTARY PUBLIC, STATE OF TX

AFTER RECORDING, RETURN TO:
116 W. 10th St.
Houston TX 77008

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Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

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RP-2023-169568
Pages 4
05/10/2023 10:58 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

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