

General Warranty Gift Deed With Reservation of Life Estate

Date: January 26, 2023

Grantor: Irene M. Rosas, a single person

Grantor's Mailing Address: 4405 Harby, Houston, Texas 77023

Grantee: Athena Rosas, spouse of Jose Reyes, dealing with separate property

Grantee's Mailing Address: 4405 Harby, Houston, Texas 77023

Consideration: Love of, and affection for, Grantee.

Property (including any improvements): Lot twenty-one (21) in block sixty-two (62) of EASTWOOD, an addition to the City of Houston in Harris County, Texas, according to the map thereof recorded in Volume 502, page 188 of the Deed Records of Harris County, Texas. Commonly known as 4405 Harby, Houston, Texas 77023.

Reservations from Conveyance: For Grantor and Grantor's assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the life of Grantor, as a life estate.

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, 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.

When the context requires, singular nouns and pronouns include the plural. This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

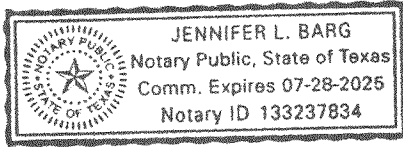
COPY

Irene M Rosas
Irene M. Rosas

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on January 26, 2023, by Irene M. Rosas.



Jennifer L. Barg
Notary Public, State of Texas

UNOFFICIAL

RP-2023-28298

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Pages 3
01/26/2023 03:44 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

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