Recorded by First Western Title

GF# 18-12058-400

## 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.

June 6, 2018 Date:

Grantor: JORGE V. GODOY, a single person

Grantor's Mailing Address:

1216 yale Street Houston, Sy 77008

Grantee: FELICIA OLIVER

Grantee's Mailing Address:

3636 Old Spanish Isail #188 Houston, St. 77021

Consideration: TEN AND NOV100's DOLLARS (\$10.00) ----and other good and valuable consideration

Property: (including any improvements):

Lot 9, Block 2, of WOODROW ADDITION, an Addition to the City of Houston, Harris County, Texas, according to the plat thereof recorded in Volume 572, Page 174, Deed Records, Harris County,

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of Harris County, Texas, if any, affecting the above-described property.

Grantor, for the consideration and subject to 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, 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 as to the reservations from and  $\[ \]$ exceptions to conveyance and warranty.

Grantor hereby disclaims any and all warranties and representations regarding the construction, design, planning, existence of defects, and/or any other conditions or status of the Property. Grantee acknowledges that Grantee has independently inspected the Property and that Grantee has not purchased the Property based upon any representation, warranty, agreement, statement, or expression of opinion by Grantor or by any person or entity acting or allegedly acting for or on behalf of Grantor. Grantee agrees that the Property is being sold to and accepted by Grantee in its present condition, AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED.

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

JORGE V. GODOY

(Acknowledgment)

STATE OF TEXAS

COUNTY OF \_g

This instrument was acknowledged before me on the Cth day of June, 2018, by JORGE V. GODOY.

Sandra Jean Burts

My Commission Expires

0.7/31/2021

10 No. 3038019

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

Notary's commission expires:

PREPARED IN THE LAW OFFICE OF: Jerel J. Hill

RETURN TO:

RP-2018-254191
# Pages 3
06/08/2018 08:43 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$20.00

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.

OF HARRY COLUNTY, INTO A SHADO

COUNTY CLERK
HARRIS COUNTY, TEXAS

Stan Stanart