

GF No. 23-1639

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.

GENERAL WARRANTY DEED
with Third-Party Vendor's Lien

Date: November 30, 2023
Grantor: Epiphany Properties, LLC, a Texas limited liability company
Grantee: Kennedy Weaver
Grantee's Mailing Address:

2001 Bering Drive #j6
Houston, TX 77057

Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **Glenn A Dickson** in the principal amount of **ONE HUNDRED SIXTY-NINE THOUSAND TWO HUNDRED NINETY-EIGHT AND NO/100 DOLLARS (\$169,298.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Glenn A Dickson** and by a first-lien deed of trust of even date from Grantee to **Garrett Mohnke, Trustee**.

Property (including any improvements):

Lot 52, in Block 2, of WOODLAND PINES SEC. 7, AMENDING PLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 607023 of the Map Records of Harris County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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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.

Glenn A Dickson, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **Glenn A Dickson** and are transferred to **Glenn A Dickson** without recourse against Grantor. The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

EPIPHANY PROPERTIES, LLC



Printed Name: KEVIN PAWLOWSKI

Title: MANAGING MEMBER

Date: November 30, 2023

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ORIGINAL
UNOFFICIAL

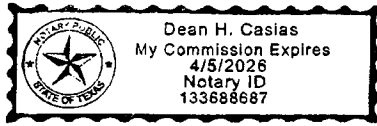
GF No. 23-1639

STATE OF TEXAS

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COUNTY OF HARRIS

The foregoing instrument was acknowledged before me, the undersigned notary, on the 30th day of November, 2023 by KEVIN PAWLOWSKI-MANAGING MEMBER in the above stated capacity on behalf of Epiphany Properties, LLC.



[Signature]
Notary Public, State of Texas
Dean H. Casias
Printed Name of Notary
4-5-2026
My Commission Expires

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AFTER RECORDING RETURN TO:

Kennedy Weaver
2001 Bering Dr, Apt 6j

Houston, TX 77057

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Pages 4
11/30/2023 02:12 PM
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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