

**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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS                    §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS                   §

THAT THE UNDERSIGNED, **EPIPHANY PROPERTIES, LLC**, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **GOLD COAST EQUITY, LLC**, herein referred to as "Grantee," whether one or more, the real property described as follows:

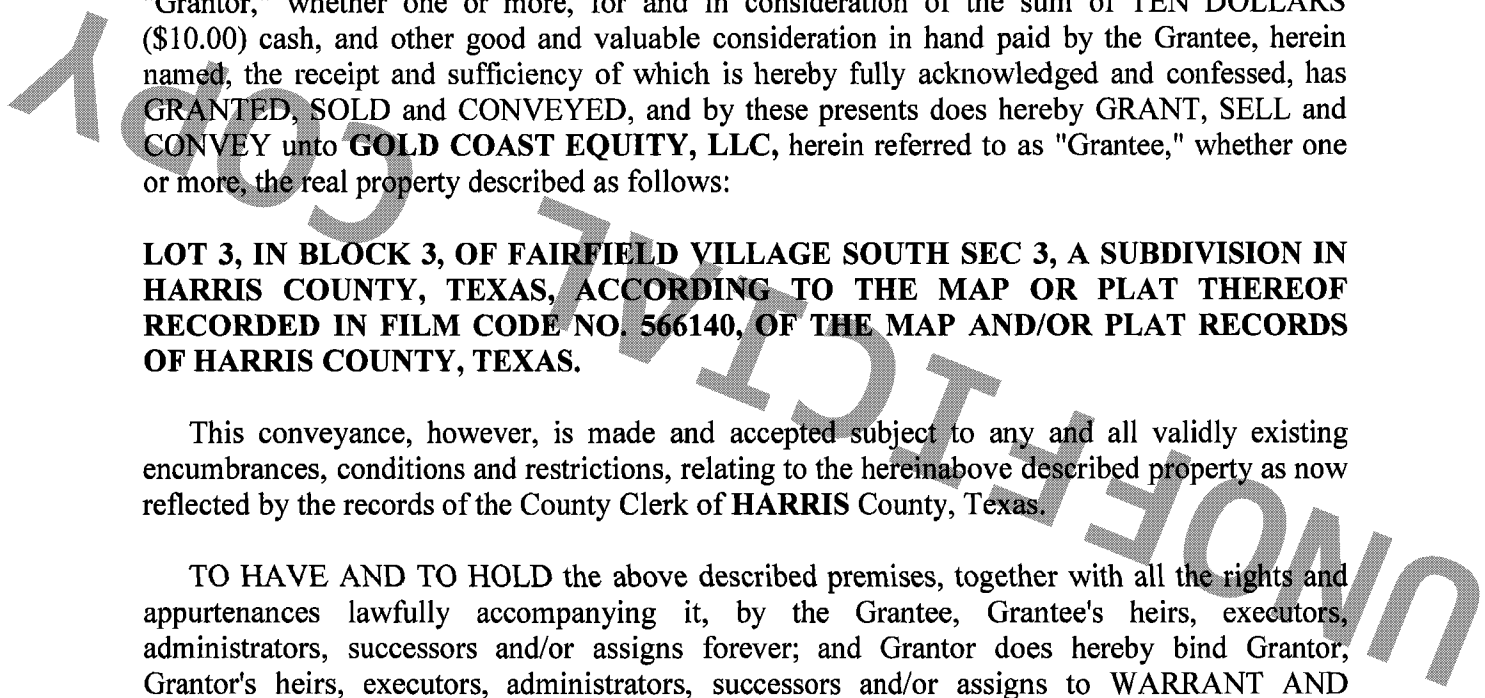
**LOT 3, IN BLOCK 3, OF FAIRFIELD VILLAGE SOUTH SEC 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 566140, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.**

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of **HARRIS** County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

RP-2024-37674



EXECUTED this 31<sup>st</sup> day of JANUARY, 20 24

**EPIPHANY PROPERTIES, LLC**

BY: *Kevin Pawlowski*  
**KEVIN PAWLOWSKI, MANAGING MEMBER**

Grantee's Address:

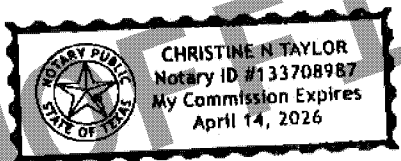
**116 W 10TH ST  
HOUSTON, TEXAS 77008**

THE STATE OF TEXAS

COUNTY OF Montgomery

§  
§  
§

The foregoing instrument was acknowledged before me on the 31<sup>st</sup> day of January, 20 24, by **KEVIN PAWLOWSKI, MANAGING MEMBER OF EPIPHANY PROPERTIES, LLC.**



*Christine Taylor*  
NOTARY PUBLIC, STATE OF TEXAS

Christine Taylor  
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

April 14, 2026

AFTER RECORDING, RETURN TO:

RP-2024-37674

UNOFFICIAL COPY

RP-2024-37674  
# Pages 3  
02/02/2024 01:32 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

COPY UNOFFICIAL

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

RP-2024-37674