

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

THAT THE UNDERSIGNED, ADRIANNA SCOTT & STEPHEN SCOTT, JR., hereinafter referred to as "Grantor," 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 EPIPHANY PROPERTIES, LLC, herein referred to as "Grantee," the real property described as follows, to-wit:

Legal description: LOT NINE (9), BLOCK NINE (9), WOOD GLEN SECTION THREE (3), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 296, PAGE 76, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (THE "PROPERTY"), WHICH HAS THE ADDRESS OF 9702 SHIVE DRIVE, HOUSTON, TX 77078 (PROPERTY ADDRESS)

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, by, through, or under Grantor, but not otherwise.

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

EXECUTED this 18th of March 2024.

SIGNATURE - ADRIANNA SCOTT

SIGNATURE - STEPHEN SCOTT, JR.

THE STATE OF TEXAS

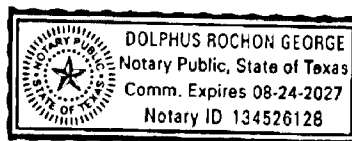
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COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on the 18th of March

2024, by ADRIANNA SCOTT & STEPHEN SCOTT, JR.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Please return to:
Epiphany Properties, LLC
222 Wedgewood
Montgomery, TX 77356

RP-2024-98951

UNOFFICIAL COPY

UNOFFICIAL

RP-2024-98951
Pages 2
03/21/2024 08:38 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$25.00

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

COPY

RP-2024-98951