

Deed
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Transfer on Death Deed

RP-2023-133305
04/14/2023 RP1 \$30.00

IMPORTANT NOTICE TO PROPERTY OWNER: Carefully read all instructions for this form. It is always best to talk to a lawyer before using this form. For privacy reasons, do not put your social security number or driver's license number on this form. Do not file these instructions.

REQUIRED:

- **Must Sign and Date Transfer on Death Deed In Front of a Notary.**
- **Must Record Transfer on Death Deed Before Your Death:** You must record (*file*) this deed before your death with the county clerk where the property is located or it will not be effective.

1. **Property Owner(s) (Transferors) Making this Deed.** Enter your first, middle (if any), and last name here, along with your mailing address. If more than one person owns the property, all owners must list this information.

Jon Eric Sewing

Property Owner's Printed Name

Second Owner's Printed Name (If Applicable)

10R (2) lee

Mailing Address:

2602 ARBOR Street, B

Address 1

Mailing Address:

Address 1

Address 2

Houston Tx 77004

City State Zip

Address 2

City State Zip

2. **Legal Description of the Property.** The legal description is not the mailing or physical address of the property. The legal description is listed on the deed to the property, which you should have gotten when you became an owner. This information may also be available at the county clerk's office in the county where the property is located. Do NOT use the legal description listed on your property tax bill because it may be incorrect. IT IS VERY IMPORTANT THAT THIS INFORMATION IS CORRECT. If you are not absolutely sure, talk to a lawyer.

LOT Ten (10) and the adjoining WEST FIVE FEET (W.5') OF LOT ELEVEN (11), in BLOCK THIRTEEN (13), of RIVERSIDE TERRACE 1ST SECTION, a subdivision in HARRIS County, Texas according to the map or plat thereof recorded in Volume 67 PAGE 64 of the MAP RECORDS of HARRIS COUNTY, TEXAS.

3. **Address of the Property (if any).** This is the physical address of the property. Include county.

2574 WENTWORTH HOUSTON HARRIS Texas 77004

Address City County State Zip

4. **Primary and Alternate Beneficiaries. MUST CHECK AND COMPLETE A, B, OR C (Check ONE and ONLY ONE):**

- A "beneficiary" is the person who you want to own the property when you die.
- Section A: Fill out this section if you are married, and you and your spouse own the property together, and you want your spouse to own the property when you die.
- Section B: Fill out this section if you are married and you own the property by yourself – your spouse doesn't own any part of it – and you want your spouse to own the property when you die.
- Section C: Fill out this section in all other situations. See #4 in the detailed instructions to this form.

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C. Other: Fill out this section if neither section A or B apply to you, including if you are married and you do not want your share of the property to go to your spouse.

1) **Primary Beneficiary:** Enter the first, middle (if any), and last name of each person you want to get the property when you die. This person or people will be named the "beneficiary". You may list more than two primary beneficiaries by attaching a page with their name and mailing address.

I want the following person(s) to own my property. This person(s) may or may not be my child, descendant, or a member of my family. If more than one primary beneficiary is listed, they will own the property in equal shares.

Joy Richelle Sewing
Primary Beneficiary Print Name

Second Primary Beneficiary (Optional) Print Name

Mailing Address:

2605 ARBOR STREET
Address 1

Mailing Address:

Address 1

Address 2

HOUSTON TX 77004
City State Zip

Address 2

City State Zip

2) **Alternate Beneficiary or Beneficiaries:** Enter the first, middle (if any), and last name of each person you want to get the property if all primary beneficiaries die before you. You may list more than two alternate beneficiaries by attaching a page with their name and mailing address.

If all the primary beneficiary or beneficiaries die before me, I want the following person(s) to own my property. If more than one alternate beneficiary is listed, they will own the property in equal shares:

Alternate Beneficiary
Print Name

Second Alternate Beneficiary (Optional)
Print Name

Mailing Address:

Mailing Address:

Address 1

Address 1

Address 2

Address 2

City State Zip

City State Zip

3) **Transfer on Death:** If the primary or alternate beneficiary is your child (or other descendant) or your brother or sister (or other descendant of either of your parents), you must choose an option from each A and B below.

At my death, I convey to (give) the primary beneficiary my interest in the property to have and hold forever.

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A) If at least one Primary Beneficiary Survives Me (dies after I do):

If my primary beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND a primary beneficiary dies before I do, I grant and convey (*give*) my share to any living primary beneficiary AND (choose by writing your initials in ONE blank ONLY):

J.S. (a) the deceased primary beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) no one else. I do not want the deceased primary beneficiary's surviving children or other descendants to have a share of the property.

B) If NO Primary Beneficiary Survives Me (dies after I do):

If my primary beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND all primary beneficiaries die before I do, I grant and convey (*give*) my share to (choose by writing your initials in ONE blank ONLY):

J.S. (a) the deceased primary beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) the alternate beneficiary or beneficiaries. I do not want the deceased primary beneficiary's surviving children or other descendants to have a share of the property. If no primary beneficiary is alive when I die and I did not choose an alternate beneficiary, this deed is canceled and has no force and effect, as if it had never been executed.

C) If an Alternate Beneficiary Does Not Survive Me (dies before I do):

If my alternate beneficiary is my child (or other descendant) or my brother or sister (or other descendant of either of my parents) AND an alternate beneficiary dies before I do, I grant and convey (*give*) my share to any living alternate beneficiary AND (choose by writing your initials in ONE blank ONLY):

_____ (a) the deceased alternate beneficiary's share will pass to his/her surviving children or other descendants.

_____ (b) no one else. I do not want the deceased alternate beneficiary's surviving children or other descendants to have a share of the property. If no primary or alternate beneficiary is alive when I die, this deed is canceled and has no force and effect, as if it had never been executed.

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5. Signature of Property Owner(s) Making this Deed: Do not sign or date below until you are in front of a notary public.

[Signature]
Owner's Signature JON ERIC SEWING

Second Owner's Signature (If Applicable)

5-29-2022
Date

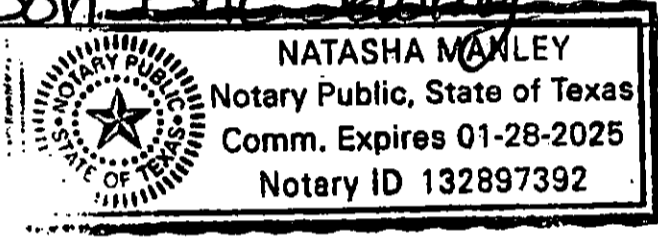
Date

FOR NOTARY TO COMPLETE Acknowledgement

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on the 29 day of May, 2022, by

Jon Eric Sewing



[Signature]

Notary Public's Signature Natasha Manley

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After recording, please return to:

Owner's Name and Mailing Address

JON ERIC SEWING

Name

Address 1 P.O. Box 3000729

Address 2 Houston Tx 77230

City State Zip

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

4:01:03 PM

Friday, April 14, 2023

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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UNOFFICIAL COPY

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

Friday, April 14, 2023



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS