

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
COUNTY OF HARRIS**

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§**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, PHILLIP MAYNARD MALHAM, 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 THIRTY-SIX (36), IN BLOCK TWO (2), OF MILLS WALK, AS UBDIVISION IN HARRIS COUNTY, TEXAS, ACCORIDNG TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 259, PAGE 55 OF THE MAP 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, by, through, or under Grantor, but not otherwise.

RP-2023-475797

EXECUTED this 11th of April 2023.

Phillip Malham

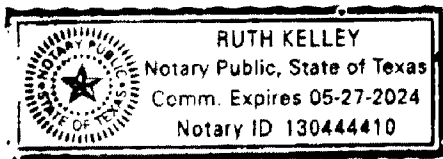
SIGNATURE -

SIGNATURE -

THE STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on the 11 of April 2023, by PHILLIP MAYNARD MALHAM, JR.



Ruth Kelley
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Please return to:
Christian Consultants of Texas LLC
222 Wedgewood
Montgomery, TX 77356

UNOFFICIAL

COPY

RP-2023-475797

RP-2023-475797
Pages 3
12/19/2023 08:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

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