



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

Date: January 20, 2022

Grantor: PAMELA WALKER DAVIS, a single person and CARLTON JAMES WALKER, a married person, dealing with sole and separate nonhomestead property

Grantor's Mailing Address:
PAMELA WALKER DAVIS
714 Riverview Ct
Sterling, VA 20164

CARLTON JAMES WALKER
2311 Alassio Isle Ct
Missouri City Texas 77459

Grantee: STARTECH AI, LLC, a Texas limited liability company

Grantee's Mailing Address:
13719 Hartford Ct.
Sugarland TX 77498

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Forty-Three (43) in Block Four (4) of HUNTER'S GLEN, SECTION THREE (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 20, Page 8 of the Plat Records of Fort Bend County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Fort Bend County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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.

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

Pamela Walker Davis

PAMELA WALKER DAVIS

STATE OF VIRGINIA)
COUNTY OF Loudoun)

This instrument was acknowledged before me on January 20, 2022, by PAMLEA WALKER DAVIS.



Judy Ming Cheung

Notary Public, State of Virginia

Carlton James Walker
CARLTON JAMES WALKER

STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on January 21, 2022, by
CARLTON JAMES WALKER.



Elizabeth Bagdikian
Notary Public, State of Texas