CAPITAL TITLE

GFC 24 - 780190 CV

THIS DOCUMENT HAS BEEN ELECTRONICALLY RECORDED.

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 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.

Date: January 31, 2024

Grantor: Gold Coast Equity, LLC

Grantor's Mailing Address: ILLe W. 10th St. Houston Th. 77038

Grantee: Catamount Properties 2018, LLC, a Delaware limited liability company

Grantee's Mailing Address: 205 Manhattan Brach, Blvd #100, Redordo Brach,

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

consideration

Property (including any improvements):

Lot 3, in Block 3, of FAIRFIELD VILLAGE SOUTH, SECTION 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.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Harris County, Texas.

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.

EXECUTED this 31st day of January, 2024.

Gold Coast Equity, LLC

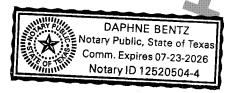
By:

Aston, Authorized Signer

THE STATE OF

COUNTY OF Ham's

Before me, a Notary Public, the foregoing instrument was acknowledged on 31st day of January, 2024 by Michael Aston, Authorized Signer for Gold Coast Equity, LLC who personally appeared before me, and who is known to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



PUBLIC, STATE OF

AFTER RECORDING, RETURN TO: 2015 Manhattan Brach Blud Redondo Beach, CA 90278

PREPARED IN THE LAW OFFICE O Shaddock & Associates, P. C. 2400 N. Dallas Parkway, Ste. 560 Plano, Texas 75093

RP-2024-38155
Pages 3
02/02/2024 03:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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.

OF HARRY COUNTY, IT

Linishin Hudspelle COUNTY CLERK HARRIS COUNTY, TEXAS