

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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF **HARRIS**

THAT THE UNDERSIGNED, **GERALD DUHON AND WANDA DUHON, HUSBAND AND WIFE**, hereinafter referred to as "Grantor," whether one or more, 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 **BRAD ADAMS, TRUSTEE OF TYSON TRUST**, herein referred to as "Grantee," whether one or more, the real property described as follows:

LOT EIGHTY-SIX (86), IN BLOCK ONE (1), OF STONE GATE, SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER FILM CODE NO. 425002 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.

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

UNOFFICIAL COPY

RP-2023-214227

EXECUTED this 9 day of May, 2023.

Gerald DuHon
GERALD DUHON
Wanda DuHon
WANDA DUHON

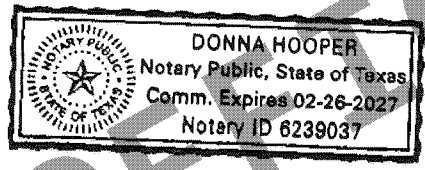
Grantee's Address:

11322 STONEY FALLS DRIVE
HOUSTON, TEXAS 77095

THE STATE OF TEXAS
COUNTY OF Harris

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The foregoing instrument was acknowledged before me on the 9 day of May, 2023, by **GERALD DUHON AND WANDA DUHON, HUSBAND AND WIFE**



Donna Hooper
NOTARY PUBLIC, STATE OF TEXAS
Donna Hooper
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
2-26-2027

AFTER RECORDING, RETURN TO:

RP-2023-214227

UNOFFICIAL COPY

RP-2023-214227
Pages 3
06/09/2023 03:47 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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