

After Recording Return To:  
CHRISTIAN C. AGUSTIN  
16534 SPACE CENTER BOULEVARD  
HOUSTON, TEXAS 77058

## TEXAS GENERAL WARRANTY DEED

With Vendor's Lien

**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.**

Effective Date: June 17, 2016  
Grantor (whether one or more): LAWRENCE EDWARD SKLENARIK AND DEBORAH LACOMBE SKLENARIK, HUSBAND AND WIFE  
Grantee (whether one or more): CHRISTIAN C. AGUSTIN, A SINGLE PERSON  
Grantee's Mailing Address: 16534 SPACE CENTER BOULEVARD HOUSTON, TEXAS 77058

Consideration:  
Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of ONE HUNDRED SIXTY-ONE THOUSAND NINE HUNDRED TWELVE AND NO/100 Dollars (\$161,912.00) (the "Note"), executed by the Grantee and payable to the order of ACADEMY MORTGAGE CORPORATION (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to ALLAN B. POLUNSKY, Trustee for the benefit of the Lender.

Property (including improvements):  
That certain property located in HARRIS County, Texas to-wit: SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:  
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

CF# 41660-CA180 MI

RP-2016-264753

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

Executed to be effective as of the Effective Date.

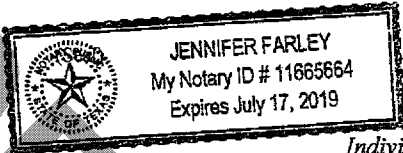
Lawrence Edward Sklenarik <sup>6-17-16</sup> Deborah LaCombe Sklenarik <sup>6-17-16</sup>  
LAWRENCE EDWARD SKLENARIK Date DEBORAH LACOMBE SKLENARIK Date

**Acknowledgements**

STATE OF TEXAS  
COUNTY OF WALWORTH

*Individual*

This instrument was acknowledged before me on 6/17/16, by  
LAWRENCE EDWARD SKLENARIK and DEBORAH LACOMBE SKLENARIK



Notary Public  
Printed Name: [Signature]

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

*Individual*

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

*Corporate/Partnership*

This instrument was acknowledged before me on \_\_\_\_\_, by  
of \_\_\_\_\_, on its behalf.

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

*Attorney-in-Fact*

This instrument was acknowledged before me on \_\_\_\_\_, by  
\_\_\_\_\_, attorney-in-fact on behalf of \_\_\_\_\_

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

RP-2016-264753

COPY

**EXHIBIT 'A'**

File No.: **41660-GAT80 (MI)**

**A parcel of land containing 2785 square feet being out of and a part of Tract Four (4), UNIVERSITY GREEN, SECTION ONE (1), as recorded in Volume 228 at Page 52, of the Map Records of Harris County, Texas. Said parcel being more particularly described by metes and bounds as follows:**

**BEGINNING at a point for corner, said point being located South 23 deg. 14 min. 00 sec. West, a distance of 130.52 feet from the Northeast corner of the aforementioned Tract Four (4);**

**THENCE North 66 deg. 46 min. 00 sec. West, a distance of 51.75 feet to a point for angle;**

**THENCE North 21 deg. 46 min. 00 sec. West, a distance of 6.36 feet to a point for angle;**

**THENCE North 66 deg. 46 min. 00 sec. West, a distance of 50.00 feet to a point for corner, said point being in the Easterly line of a 28 foot private Street;**

**THENCE South 23 deg. 14 min. 00 sec. West, along the said Easterly line of a 28 foot private street, a distance of 28.50 feet to a point for corner;**

**THENCE South 66 deg. 46 min. 00 sec. East, a distance of 20.50 feet to a point for corner;**

**THENCE North 23 deg. 14 min. 00 sec. East, a distance of 1.33 feet to a point for angle;**

**THENCE South 66 deg. 46 min. 00 sec. East, a distance of 9.17 feet to a point for angle;**

**THENCE South 23 deg. 14 min. 00 sec. West, a distance of 2.66 feet to a point for angle;**

**THENCE South 66 deg. 46 min. 00 sec. East, a distance of 9.33 feet to a point for angle;**

**THENCE North 23 deg. 14 min. 00 sec. East, a distance of 1.33 feet to a point for angle;**

**THENCE South 66 deg. 46 min. 00 sec. East, a distance of 67.25 feet to a point for corner, said point being in the Easterly line of said Tract Four (4);**

**THENCE North 25 deg. 14 min. 00 sec. East, along the Easterly line said Tract Four, a distance of 24.00 feet to the PLACE OF BEGINNING.**

**Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.**

**A.P.N.**

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UNOFFICIAL COPY

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06/20/2016 02:20 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees \$24.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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