

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 §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT THE UNDERSIGNED, **EPIPHANY PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY**, 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 **GOLD COAST EQUITY, LLC, A TEXAS LIMITED LIABILITY COMPANY**, herein referred to as "Grantee," whether one or more, the real property described as follows:

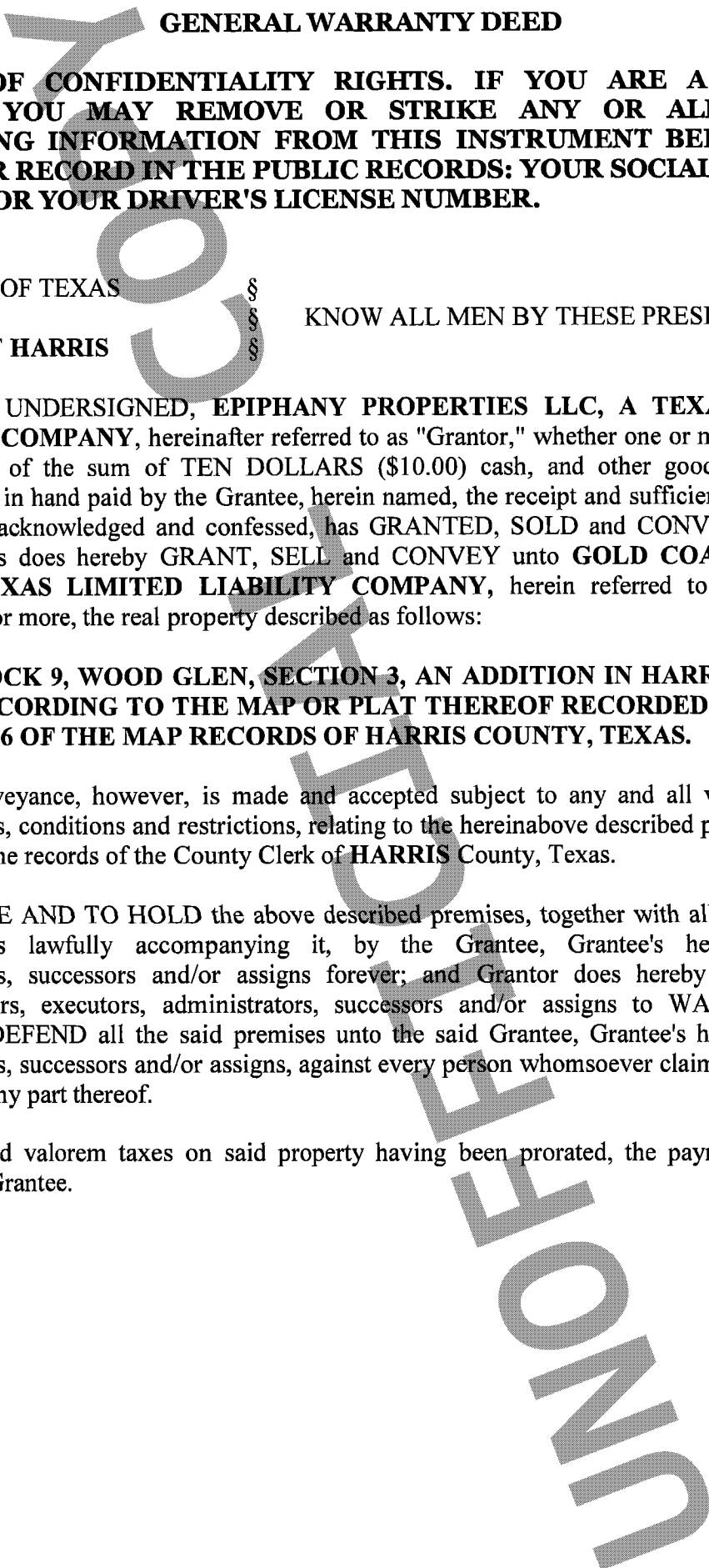
LOT 9, BLOCK 9, WOOD GLEN, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 296, PAGE 76 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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.

RP-2024-194443



EXECUTED this 23 day of May, 2024.

EPIPHANY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
KEVIN PAWLOWSKI, MANAGING MEMBER

Grantee's Address:

**116 W 10TH ST
HOUSTON, TEXAS 77008**

THE STATE OF TEXAS

COUNTY OF Montgomery

§
§
§

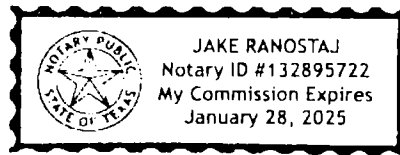
The foregoing instrument was acknowledged before me on the 23 day of May, 2024, by **KEVIN PAWLOWSKI, MANAGING MEMBER of EPIPHANY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY.**

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Jake Ranostaj
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

01/28/2025



AFTER RECORDING, RETURN TO:

RP-2024-194443

COPY

RP-2024-194443

UNOFFICIAL COPY

RP-2024-194443

Pages 3

05/30/2024 08:21 AM

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.



Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS