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General Warranty Deed

The State of Texas:

Know All Men By These Presents:

County of Harris:

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Glossary of Terms

Grantor shall mean MARTHA S. LEE, a single person

Grantee shall mean REBECCA J. DUNHAM

Grantee's Address shall mean 11615 Segrest St. Houston, TX 77047

Property shall mean that certain tract or parcel of land, situated in Harris County, Texas, being more particularly described as Lot Fourteen (14), in Block Twelve (12) of 2nd REPLAT AND EXTENSION OF CLOVERLAND, SECTION FIVE (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 55, Page 24 of the Map Records of Harris County, Texas; together with (i) all improvements located thereon, if any; (ii) any and all appurtenant easements or rights of way affecting the land, and any of Grantor's rights to use same; (iii) any and all rights of ingress and egress to and from the land and any of Grantor's rights to use same; (iv) the mineral rights, if any, owned by Grantor relating to the land; and (v) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the land, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the land (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the land, and (d) any and all reversionary interests in and to the Property. Notwithstanding anything contained herein to the contrary, Grantor is granting, selling and conveying the rights described in (iii) and (v) directly above, WITHOUT WARRANTY (whether statutory, expressed or implied)

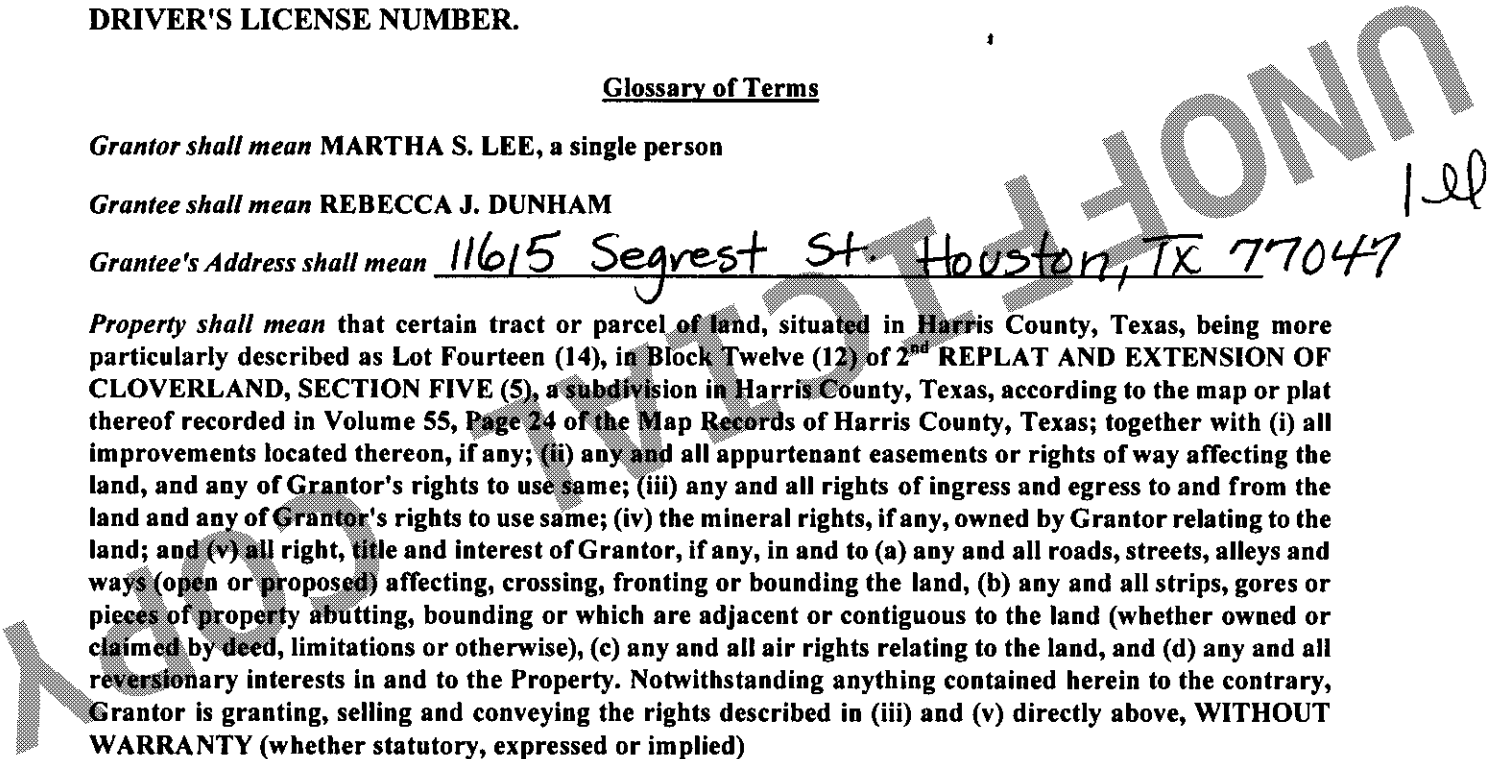
Permitted Exceptions shall mean all and singular, but only to the extent that the same are currently valid and enforceable against the Property, the following: (i) easements and rights of way, whether of record or not; (ii) all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property; (iii) rights of adjoining owners of fences situated on a common boundary line; and (iv) taxes for the current year

The Conveyance

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by the Grantee, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee the Property.
StarTex Title Company

GF# 7106056850

HP 021-18-1937



This conveyance is made by Grantor and accepted by Grantee SUBJECT TO the Permitted Exceptions.

TO HAVE AND TO HOLD the Property, subject to the matters herein set forth, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee hereby assumes the payment of taxes for the current year.

When the context of this instrument requires, (i) the singular nouns and pronouns include plural; (ii) any gender includes the other genders; and (iii) the term "successors and assigns" includes "legal representatives, heirs, administrators, executors, successors and assigns".

Executed this, the 27 day of April, 2006.

Martha S. Lee
MARTHA S. LEE

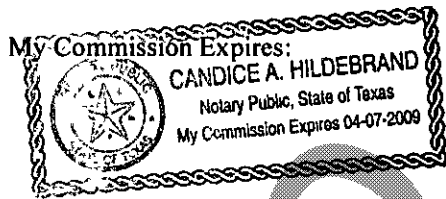
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Grantor and Grantee acknowledge receipt of the Attorney Representation and Fee Notice & Document Correction Agreement from Julian M. Moss, Jr., Attorney at Law, and understand and accept its terms.

THE STATE OF TEXAS:

COUNTY OF HARRIS:

This instrument was acknowledged before me on the 27 day of April, 2006, by MARTHA S. LEE.



Notary Public in and for the State of TEXAS

Becky R. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2006 MAY -1 PM 3:15

FILED

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| <p>AFTER RECORDATION RETURN TO Name: <u>Rebecca J. Dunham</u> Address: <u>11615 Segrest St.</u> City: <u>Houston</u> <u>St. TX</u> zip <u>77047</u></p> | <p>Transaction Closed By: Mr. Noel Phillips StarTex Title Company 3700 Buffalo Speedway, Suite 1050 Houston, Texas 77098 713.960.8555 GF No. 7106056850</p> | <p>Documents Prepared By: Julian M. Moss, Jr. Attorney at Law 1770 St. James Place, Suite 400 Houston, Texas 77056 (713) 993-9363</p> |
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RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded

RP 021-1B-193B

UNOFFICIAL COPY

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 on

MAY - 1 2006



Dorely B. Kaufman

COUNTY CLERK
HARRIS COUNTY, TEXAS