



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
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TITLE

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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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

Grantors:

- 1) Amrea Poston,
- 2) Lorena Poston,
- 3) Tiki Poston, and
- 4) Tiana Poston

Grantee:

David Medearis, as Trustee for The Larry Poston 2024 Trust
Medearis Law Firm, PLLC
1560 W Bay Area Blvd., Suite 200
Friendswood Texas 77546

THAT THE UNDERSIGNED, 1) Amrea Poston, 2) Lorena Poston, 3) Tiki Poston, 4) Tiana Poston, hereinafter referred to as "Grantors," for and in sufficient consideration in hand hereby fully acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto The Larry Poston 2024 Trust, herein referred to as "Grantee," the Real Property situated in Harris, Texas, known as 16338 Clay Pigeon and further described as follows, to-wit:

LOT 30, BLOCK 14, QUAIL RUN, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 30, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

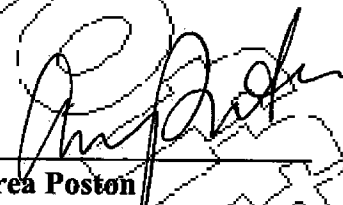
This conveyance is made in fee simple and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of said County.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the Grantee, Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Special Warranty Deed
16338 Clay Pigeon Ct, Missouri City, TX 77489

Whenever used the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders. The word "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors, and assigns.

EXECUTED on this 12th day of April, 2024.



Amrea Poston

ACKNOWLEDGMENT

State of California §
County of Sacramento §

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On April 12, 2024, before me, Chris Stevens (insert name and title of the officer) personally appeared Amrea Poston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESSED my hand and official seal.

Signature 



(Seal)

Special Warranty Deed
16338 Clay Pigeon Ct, Missouri City, TX 77489

EXECUTED on this 4 day of April, 2024.

Lorena Poston
Lorena Poston

ACKNOWLEDGMENT

State of California §

County of Santa Clara §

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

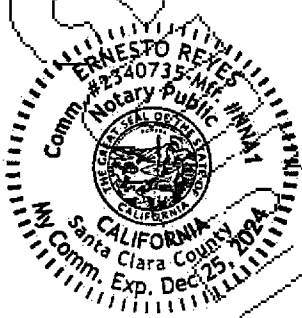
On April 4, 2024, before me, Ernesto Reyes ^{Notary Public} (insert name and title of the officer) personally appeared Lorena Poston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESSED my hand and official seal.

Signature Ernesto Reyes

(Seal)



EXECUTED on this 8th day of April, 2024.

Tiki Poston

Tiki Poston

ACKNOWLEDGMENT

State of California §

County of Alameda §

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

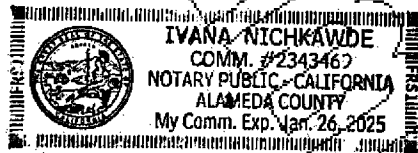
On April 8, 2024, before me, Ivana Nichkawde ^{Public} ~~Notary~~ (insert name and title of the officer) personally appeared **Tiki Poston**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she ~~they~~ executed the same in his her ~~their~~ authorized capacity(ies), and that by his her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESSED my hand and official seal.

Signature

Ivana N.



(Seal)

Special Warranty Deed
16338 Clay Pigeon Ct, Missouri City, TX 77489

EXECUTED on this 12 day of April, 2024.

Tiana Poston
Tiana Poston

ACKNOWLEDGMENT

State of California §

County of Sacramento §

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On April 12, 2024, before me, Chris Stevens, Notary (insert name and title of the officer) personally appeared **Tiana Poston**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESSED my hand and official seal.

Signature

[Handwritten Signature]

(Seal)

