2024046105 ELECTRONICALLY RECORDED Official Public Records 5/16/2024 2:18 PM



Jama Richard
Laura Richard, County Clerk
Fort Bend County Texas

Pages: 5

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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

COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

**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, I) 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 Harrs, 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

1]Page

Whenever used the singular number shall include the plural, and the plural the	e sinoular the
use of any gender shall include all genders. The word "Grantor" and "Grantee" shall respective heirs, executors, administrators, successors, and assigns.	include their
EXECUTED on this 12th day of april, 2024.	
Amrea Poston  ACKNOWLEDGMENT	
State of California ( §)	
County of Sacramento s	
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, officer) personally appeared Amrea Poston, who proved to me on the basis of satis evidence to be the person(s) whose name(s) is are subscribed to the within instrument acknowledged to me that he/she/they executed the same in his/her/their authorized cannot that by his/her/their signature(s) on the instrument the person(s), or the entity upon which the person(s) acted, executed the instrument.	factory t and nacity(ies)
I certify under PENALTY OF PERJURY under the laws of the State of California that foregoing paragraph is true and correct.	at the
WITNESSED my hand and official seal.	N
Signature  Signature  CHRIS STE COMM. # 22 PHOTARY PUBLIC SACRAMENTO COMM. EXPRES J	EVENS 341880 CALIFORNIA O COUNTY O AN 17 2035
(Seal)	
Special Warranty Deed 16338 Clay Pigeon Ct, Missouri City, TX 77489	21(Page)
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EXECUTED on this 4 day of world, 2024.	
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Storage Destro	
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.	
Notes	
On April 4, 2024, before me, Lorenz Poston, who proved to me of	insert name and title of the
evidence to be the person(s) whose name(s) is/are subscribed to the	e within instrument and
acknowledged to me that he/she/they executed the same in his/her/and that by his/her/their signature(s) on the instrument the person(	their authorized capacity(jes), s), or the entity upon behalf of
which the person(s) acted, executed the instrument.	• • • · · · · · · · · · · · · · · · · ·
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I certify under PENALTY OF PERJURY under the laws of the State foregoing paragraph is true and correct.	ite of California that the
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WITNESSED my hand and official seal.	ESTO RE 27,
Signature Signature	
(Seal)	Clara Coy B. T. Sap. Dec T. L. Sap. Dec T. L. Sap. Dec T. L. Sap. Dec T. L. Sap. Dec T. Sa
(Sour)	//////////////////////////////////////
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Special Warranty Deed	~~~~
16338 Clay Pigeon Ct, Missouri City, TX 77489	3 (Page 5)

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EXECUTED on this 8th day of Apreced	<u>,</u> 2024.
2)</td <td>•</td>	•
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$I_{\alpha}(Q)/\sqrt{\gamma}$	
Like Total	
Tiki Poston	
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ACKNOWL	EDGMENT
State of California	
County of Alameda 8	
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the	<b>/</b>
document to which this certificate is attached, and not the	_  <sup>}</sup>
truthfulness, accuracy, or validity of that document.	
On April 8, 2024, before me, IvanaNichkas	Public Notrock Grand and Alle Sil
officer) personally appeared Tiki Poston, who p	
evidence to be the person(s) whose name(s) is are	
acknowledged to me that he she they executed the	same in higher their authorized conscitution
and that by his her/heir signature(s) on the instrum	pent the persons or the entity upon behalf of
which the person(s) acted, executed the instrument	the the personal, of the chirty upon behalf of
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	- <sup>-</sup> / <sub>2</sub>
I certify under PENALTY OF PERJURY under th	e laws of the State of California that the
foregoing paragraph is true and correct.	
	<i>{ (/</i> )
WITNESSED my hand and official seal.	IVANA NICHKAWDE
	IVANA NICHKAWDE I
C	NOTARY PUBLIC - CALIFORNIA # )  ALAMEDA COUNTY
Signature Warah.	My Comm. Exp. Nam. 26_2025
(Seal	
Special Warranty Deed	
16338 Clay Pigeon Ct, Missouri City, TX 77489	4) Page / ^
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EXECUTED on this \( \) day of \( \) \( \), 2024.	
The Porton	
Tiana Poston	
ACKNOWLEDGMENT	
State of California §	
County of Sacragresto §	
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 na	
On April 12, 2024, before me, (h) Stevens, Notar (insert na officer) personally appeared Tiana Poston, who proved to me on the basis	me and title of the
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 au	thorized capacity(ies).
and that by his/her/their signature(s) on the instrument the person(s), or the which the person(s) acted, executed the instrument.	entity upon behalf of
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I certify under PENALTY OF PERJURY under the laws of the State of Ca foregoing paragraph is true and correct.	litornia that the
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WITNESSED my hand and official seal.	3
Signature	
5	CHRIS STEVENS COMM. #2341880
(Seal)	SACRAMEN <del>TO C</del> OUNTY O
(Scal)	COMMEXPIRES JAN. 17, 2025
Special Warranty Deed	
16338 Clay Pigeon Ct, Missouri City, TX 77489	5 Page
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