



*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.**

**GENERAL WARRANTY DEED**

**THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF FORT BEND       §**

**Date:** May 13, 2024

**Grantor:** Larry Poston 2024 Trust

**Grantee:** Aaron's Home Investments LLC  
2838 Deberah St.  
Stafford, TX 77477

GRANTOR, David Medearis, as Trustee for the Larry Poston 2024 Trust, hereinafter referred to as "Grantor," for a good and valuable consideration, including that certain promissory note in the amount of \$192,500 executed by the Grantee on the same day as this conveyance, payable to the order of SCF Jake, LP., Payee, secured by the superior title and vendor's lien hereby retained and assigned by Grantor to Payee in exchange for payment to Grantor from Payee of the principal amount of the note, and additionally secured by Deed of Trust of the same date as this conveyance executed by the Grantee in favor of Payee, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Aaron's Home Investments LLC, herein referred to as "Grantee," fee simple absolute in the real property described as follows:

**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.**

**COMMONLY KNOWN AS 16338 Clay Pigeon Ct., Missouri City, TX 77489**

This conveyance is made 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 Fort Bend County, Texas.

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 forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns.

EXECUTED on this 13 day of May, 2024.

**The Larry Poston 2024 Trust**

  
**David Medearis, Trustee**

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS**

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**COUNTY OF GALVESTON**

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BEFORE ME, on this day personally appeared, David Medearis, in his capacity as Trustee for the The Larry Poston 2024 Trust, and known to me through his Texas driver's license to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Given under my hand and seal of office this 13 day of May, 2024.

*Stacy de la Rúa*

NOTARY IN AND FOR  
THE STATE OF TEXAS

AFTER RECORDING  
RETURN TO:

