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AFTER RECORDING RETURN TO:

Res-Title
175 Metro Center Blvd
Warwick, RI 02886
File No. P-23-1815-TX

This document prepared by:
Daniel S. Nathan, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

WARRANTY DEED

THIS DEED made and entered into on this 18 day of January, 2024, by and between **SSAREO Assets 01, LLC**, whose address is 15 Cuttermill Road, Suite 270, Great Neck Plaza, NY 11021, hereinafter referred to as Grantor(s) and **Imad Albuamima and Ibtisam Ismael Jasim Al Ali, husband and wife**, whose address is 5329 Petty Street, Houston, TX 77007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in the County of Harris, State of Texas:

Lot 27, Block 5, Oak Forest Addition, Section 10, an Addition to Harris County, Texas, according to the Map or Plat thereof recorded in Volume 32, Page 40, Map/Plat Records of Harris County, Texas.

Property Address: 1922 Woodcrest Drive, Houston, TX 77018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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COPY

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

Dated this 18 day of January, 2024.

Grantor:

SSA REO Assets 01, LLC

By: [Signature]
Print Name: Dexterio Ramirez
Title: Authorized person

STATE OF New York
COUNTY OF Nassau

This instrument was acknowledged before me on January 18th, 2024 (date) by Dexterio Ramirez, as Authorized person (insert title) of SSA REO Assets 01, LLC on behalf of SSA REO Assets 01, LLC.

[Signature]
Notary Public, State of New York
Print Name: Conor McAuley
My commission expires: 6/23/27

CONOR MCAULEY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MC0010109
Qualified in Nassau County
My Commission Expires 06-23-2027

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Pages 3
01/19/2024 11:52 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

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