

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.

**SPECIAL WARRANTY DEED
(SUBJECT TO INDEBTEDNESS)**

Date: March 1st, 2024

Grantor: Gilberto Guerra, Jr., an unmarried person
Address: 19322 Forest Fern Ct
Humble, Texas 77346

Grantee: 19322 Forest Fern Trust, Jimmy Au as Trustee
Address: PO Box 43522
Garland, Texas 75045

Consideration:

Ten and no/100 (10.00) dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and for which consideration no lien expressed or implied, does or shall exist.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

This conveyance, however, is made and accepted subject to: (1) that certain indebtedness described in and secured by a Deeds of Trust recorded under **Clerk's File Nos. 2022-73075, 2022-73076 and 2024-19553**, of the Official Public Records of Harris County, Texas, which Grantee does not assume payment of; and (2) any and all other 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 Harris County, Texas. Grantee does not assume payment of this or any other indebtedness of Grantor. Grantor indemnifies and holds Grantee harmless from any and all liens, liabilities, debts, causes of action, damages, or claims of any kind that exist or may arise against the Property.

Property (including any improvements):

LOT 16, BLOCK 9, OAKS OF ATASCOCITA, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 223, PAGE 107, MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly Known as: 19322 Forest Fern Ct, Humble, Texas 77346.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This property is sold in its “as is, where is” condition, and Grantee, by accepting this deed, acknowledges his understanding that the property is being sold absolutely without warranties whatsoever, except as to the warranty of title.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse or Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

At the direction of the parties to this transaction, no title policy was requested and title to the property was not researched nor tax certificates ordered. The law firm preparing the documents makes no representations, express or implied, as to the status of title or payment of property taxes, nor has any legal advice been given to the parties.

When the context requires, singular nouns and pronouns include the plural.

Gilberto Guerra, Jr

Gilberto Guerra, Jr.

STATE OF Florida §

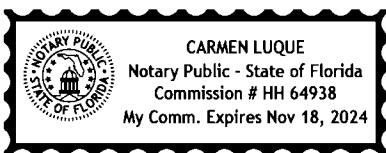
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COUNTY OF Orange §

This instrument was acknowledged before me on March 1, 2024, by **Gilberto Guerra, Jr.**

Carmen Luque

Notary Public, State of Florida



RP-2024-77234

UNOFFICIAL COPY

RP-2024-77234
Pages 3
03/05/2024 11:21 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RP-2024-77234

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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