

**WARRANTY DEED**

**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**

For and in good consideration of TEN AND 00/100 (\$10.00) DOLLARS, I/WE, **CHRISTOPHER J. TAYLOR AND TONYA W. TAYLOR, HUSBAND, AND WIFE**, of 5414 Cross Valley Drive, Houston, Texas 77066, (hereinafter "Grantors") hereby bargain, deed and convey to **H.M.L. BIZ LLC A FLORIDA LIMITED LIABILITY COMPANY**, of 264 NW 7th Ct, Boca Raton, FL 33486, (hereinafter "Grantees") the following described land in County of Harris, State of Texas, free and clear with **WARRANTY COVENANTS**; to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

**TO HAVE AND TO HOLD** the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, Grantees' heirs, executors, administrators, successors and/or assigns, forever; and Grantors hereby bind Grantors, Grantors' heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantees, Grantees' heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of Municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Current ad valorem taxes on said property having been pro-rated, the payment thereof is assumed by Grantees.

COPY

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RP-2024-255607

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seals of said Grantors this 2, day of MAY, 2024.

[Signature]  
CHRISTOPHER J. TAYLOR

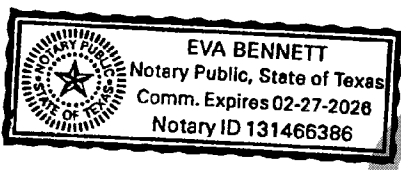
[Signature]  
TONYA W. TAYLOR

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on this 2<sup>nd</sup> day of May, 2024, by **CHRISTOPHER J. TAYLOR AND TONYA W. TAYLOR.**

WITNESS my hand and official seal.



[Signature]  
Notary Public for the State of Texas  
My Commission Expires: 02/27/2026  
Printed Name: Eva Bennett

**Return to After Recording:**  
Vantage Point Title, Inc.  
18167 US 19 North, Floor 3  
Clearwater, Florida 33764  
File No.: D-TX933122

**Grantees Mailing Address:**  
H.M.L. Biz LLC a Florida limited liability company  
264 NW 7th Ct.  
Boca Raton, FL 33486

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and/or their agents; no boundary survey was made at the time of this conveyance.

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**Exhibit 'A'**

ALL OF LOT FIVE (5), BLOCK ONE (1), IN ASHCREEK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 318, PAGE 38, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly Known As: 5414 Cross Valley Drive, Houston, Texas 77066

RP-2024-255607

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RP-2024-255607  
# Pages 4  
07/16/2024 01:07 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RP-2024-255607

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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