

**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**

Date: June 3rd, 2024

Grantor: Fortune Ajebon and Laura Ajebon, husband and wife

Grantor's Mailing Address:

18912 Barrow Cliff Ln  
Cypress TX 77429

Grantee: CE Champions Forest Group, a Texas non-profit corporation

Grantee's Mailing Address:

CE Champions Forest Group  
13912 Barrow Cliff Lane  
Cypress, Texas 77429

Consideration:

Cash of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 2, Block 9, of TURTLE HILL VILLAGE, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 251, Page 1, of the Map Records of Harris County, Texas; or more commonly known as: **11643 Breezy Knoll Drive, Houston, Texas 77064.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes for the current year, which Grantee assumes and

General Warranty Deed

agrees to pay; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

*[Signature]*

Fortune Ajebon

*[Signature]*

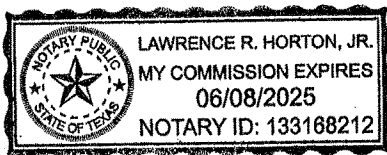
Laura Ajebon

STATE OF TEXAS )

COUNTY OF Harris )

This instrument was acknowledged before me on June 3rd, 2024, by Fortune Ajebon and Laura Ajebon.

*[Signature]*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

CE Champions Forest Group  
13912 Barrow Cliff Lane  
Cypress, Texas 77429

UNOFFICIAL COPY

RP-2024-202312

RP-2024-202312  
# Pages 3  
06/04/2024 11:23 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

RP-2024-202312

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