

Prepared In The Office Of:

**Lorenzo Williams, Attorney at Law
601 Sawyer St. #200
Houston, Texas 77007**

After Recording Return To:

**Brenda L. Moore
863 San Jacinto Circle, Baytown, TX 77521**

File No.: 24-40

**APN: Property 1:
1280570020003**

Space Above This Line for Recorder's Use

GENERAL WARRANTY DEED

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.

**STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:**

HARRIS COUNTY

That **Justina DePasquale, Trustee of San Jacinto Trust** owning property in the county of **HARRIS**, Texas, hereinafter called "Grantor" (whether one or more), whose mailing address is **PO Box 133172, The Woodlands, TX 77393** for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by **Brenda L. Moore**, hereinafter called "Grantee" (whether one or more), whose mailing address is **863 San Jacinto Circle, Baytown, TX 77521**, the receipt and sufficiency of which is hereby acknowledged and confessed;

Grantor has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto said Grantee, the following described real property, to-wit:

Lot 3, in Block 2, of amending plat of THE PARK AT INDEPENDENCE BEND SECTION TWO, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 601193 of the map and/or plat records of Harris County, Texas.

Address: 871 San Jacinto Circle, Baytown, TX 77521

RP-2024-323674

UNOFFICIAL COPY

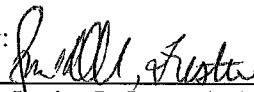
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto said Grantee, its successors and assigns, FOREVER. Grantors do hereby bind themselves, their heirs and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens existing against the property, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words, "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

DATED 3rd day of September, 2024

San Jacinto Trust

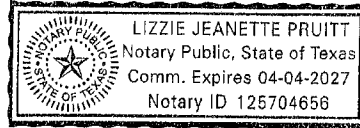
By: 
Justina DePasquale, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

Before me, Lizzie Pruitt, on this day personally appeared Justina DePasquale, Trustee of San Jacinto Trust, known to me or proved to me on the oath of _____ or through USA Passport to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of September, 2024.

Lizzie J. Pruitt
Notary Public Signature



RP-2024-323674

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Pages 4
09/04/2024 10:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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