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REDEMPTION DEED WITHOUT WARRANTY

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.

Date: March 1, 2023
Grantor: Thi Nguyen
Grantor's Mailing Address: 19411 Pine Tree Ln, Waller, Texas 77484
Grantee(s): Fiorella Nix
Grantee(s) Mailing Address: 23419 Briarstone Harbor Trail, Katy, TX 77493
Consideration: (\$ 60,137.13) Sixty Thousand One Hundred Thirty-Seven and 13/100 Dollars.

lee

Land and Premises:

Lot Fourteen (14), in Block Two (2), of Katy Trails Sec. 2, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 682912 of the Map Records of Harris County, Texas more commonly known as 23419 Briarstone Harbor Trail, Katy, TX 77493 ("Property");

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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; and taxes for 2023, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, 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.

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

UNRECORDED

RP-2023-74095

EXECUTED this 7th day of March, 2023.

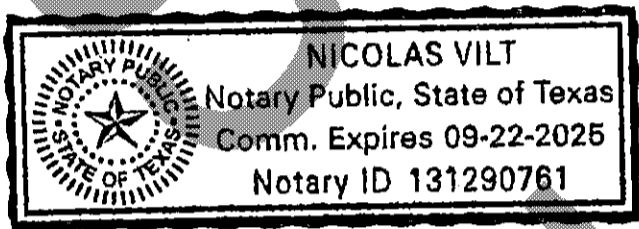
[Handwritten Signature]

THI NGUYEN

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I, the undersigned Notary Public, hereby certify that Thi Nguyen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily.

Given under my hand this 1st day of March, 2023.



[Handwritten Signature]

Notary Public in and for Nicolas Vilt
The State of Texas

My Commission Expires: 09-22-2025

After Recording Return To
Robert C. Vilt
Vilt Law, PC
5177 Richmond Ave, Ste 1142
Houston, Texas 77056

RP-2023-74095

FILED FOR RECORD

11:33:26 AM

Friday, March 3, 2023



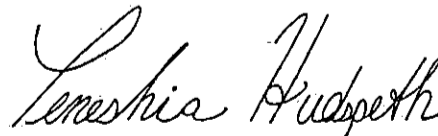
COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, March 3, 2023



COUNTY CLERK
HARRIS COUNTY, TEXAS



RP-2023-74095

COPY

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