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WARRANTY DEED

STATE OF TEXAS §

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{ COUNTY of HARRIS } §

{ SALVADOR CERVANTES}, ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to { CONSALCERV REALESTATE ONE, LLC}, { *an individual/a corporation/a partnership*} ("Grantee"), the real property in { COUNTY of HARRIS}, Texas, fully described in Exhibit A, together with (1) all buildings, structures, fixtures, and improvements located on, in, or under the real property, and (2) all of Grantor's right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, through, or adjoining the real property; all oil, gas, and other minerals under the real property; all strips and gores between the described real property and abutting properties; and all utility, access, and development rights (collectively, "Property").

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This General Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to **WARRANT AND FOREVER DEFEND** all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, subject to the Permitted Exceptions.

Exhibit A—Legal Description of Property

LOT FIVE (5) IN BLOCK TWO (2), IN PINEVIEW PLACE ADDITION, an addition in the city of Houston, Harris County, Texas, according to the map recorded in Volume 6, Page 27 of the map records of Harris County, Texas, and known as 110 Glendale.

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Note:

This conveyance is made and accepted subject to all restrictions, reservations, casement, covenants, and conditions, if

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any, relating to the above described property, but only to the extent that they are still in effect, shown of records in Harris County, Texas.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Grantee, by its acceptance of this warranty deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the { 2023 } calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

This conveyance is made and accepted subject to all restrictions, reservations, easements, covenants, and conditions, if any, relating to the above described property, but only to the extent that they are still in effect, shown of records in Harris County, Texas.

Grantee's address is:

{ CONSALCERV REALESTATE ONE LLC, 8203 DOVER STREET, HOUSTON, TX 77061 }.

EXECUTED as of January 30, 2024.

SALVADOR CERVANTES

Salvador Cervantes
GRANTOR/OWNER

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✓✓

Ret to:

Attn. S. Cervantes

8203 Dover St.

Houston, TX 77061-1113

COPY

UNOFFICIAL

Acknowledgments

STATE OF TEXAS

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{ HARRIS }

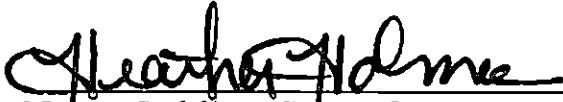
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Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared { *SALVADOR CERVANTES* }, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that { *he/she* } executed it for the purposes and consideration expressed in it. The acknowledging person personally appeared by:

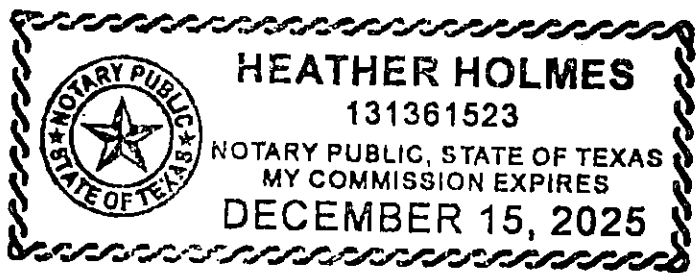
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- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Given under my hand and seal of office, this 30 day of 01, 2024. { See Tex. Civ. Prac. & Rem. Code §§ 121.005, 121.006(a), (b)(1), (c), (d), 121.007. }



Notary Public—State of Texas



RP-2024-31986

FILED FOR RECORD

3:10:31 PM

Tuesday, January 30, 2024



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.

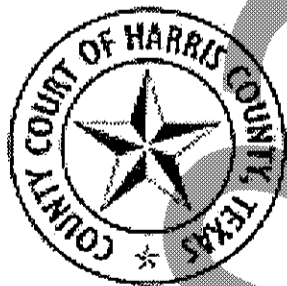
THE STATE OF TEXAS
COUNTY OF HARRIS

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

Tuesday, January 30, 2024



COUNTY CLERK
HARRIS COUNTY, TEXAS



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COPY