

4
WD
H

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.

SPECIAL WARRANTY DEED

RP-2024-411914
11/05/2024 RP2 \$37.00

THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, Ronald L Pugh, hereinafter referred to as "Grantor," for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has **GRANTED, SOLD, and CONVEYED**, and by these presents does hereby **GRANT, SELL, and CONVEY** unto **EPIPHANY PROPERTIES, LLC**, herein referred to as "Grantee," the real property described as follows, to-wit:

Legal description: Lot 3 Block 14 North Cliffe Section 2
Subdivision in Harris County, Texas, According to the map
of Plat Thereof Recorded in Volume 256, Page 6 of the map
records of Harris County Texas.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Harris County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to **WARRANT AND FOREVER DEFEND** all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 21 of October ~~2023~~ 2024

Ronald Pugh
SIGNATURE
Ronald Pugh

(2)
10R

SIGNATURE -

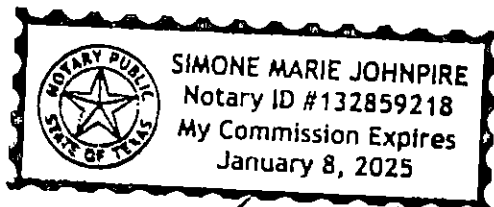
THE STATE OF TEXAS

COUNTY OF Harris

§
§
§

The foregoing instrument was acknowledged before me on the 21st of October
2024, by Ronald L. Pugh

10R



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Please return to:
Epiphany Properties, LLC
222 Wedgewood
Montgomery, TX 77356

RP-2024-411914

COPY


ACKNOWLEDGEMENT

THE STATE OF TEXAS

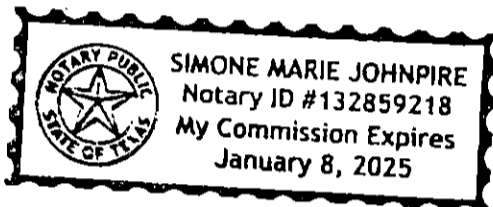
COUNTY OF Harris

§
§
§

The foregoing instrument was acknowledged before me on the 21 of October
2024, by Ronald L. Pugh.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2024-411914

COPY

UNOFFICIAL

AFFIDAVIT OF UNDERSTANDING

Regarding transfer of property

STATE OF TEXAS §

§

COUNTY OF Harris §

Before me, the undersigned notary public, on this day personally appeared October 21, 2024, who, after being duly sworn, stated under oath:

1. "My name is Ronald L. Pugh am over 18 years of age and I reside in Harris County, Texas. I have never been convicted of a felony."
2. "My name is _____, I am over 18 years of age and I reside in _____ County, Texas. I have never been convicted of a felony."
3. We are attesting that we conveyed title to the property on Oct. 21st, 2024 via Special Warranty Deed to Epiphany Properties, LLC, a Texas limited liability company."
4. "We are attesting that we conveyed title to the property freely and without coercion and that Christian Consultants of Texas, LLC and Epiphany Properties, LLC was making an investment in the property and would likely sell at a later date. Kevin Pawlowski is acting on behalf of Epiphany Properties as the managing member only."
5. "We are attesting that we conveyed title to the property freely and without coercion and that Christian Consultants of Texas, LLC, Epiphany Properties, LLC, Tech Box 21, LLC, Kevin Pawlowski and any independent contractor associated with any of those entities was making an investment in the property and would likely sell at a later date for profit."
6. "Anyone concerned with title to the property may rely on these statements"
7. "This document is acknowledgement by Buyer and Seller that Epiphany Properties LLC is not a "Foreclosure Consultant"."
8. "This document serves as acknowledgement that no compensation is flowing from Seller (that is, the homeowner) to Epiphany Properties, LLC"
9. "The Document concerns property situated in Harris County and is more properly as:

RP-2024-411914

UNOFFICIAL COPY

Legal Description:

10."I agree to indemnify and hold the title company they use, its Underwriter and its Agents harmless from any loss or expense, including reasonable attorney fees, resulting from false or incorrect information in this affidavit."

Ronald Pugh
Signature-

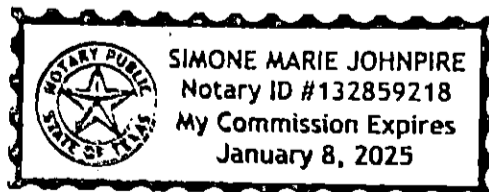
Signature-

STATE OF TEXAS

COUNTY OF Harris

SUBSCRIBED AND SWORN BEFORE ME on this 21st day of October

2024 by Ronald C. Pugh



[Signature]
Notary Public in and for
THE STATE OF TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

UNOFFICIAL
AFFIDAVIT
COPY

RP-2024-411914

FILED FOR RECORD

10:25:21 AM

Tuesday, November 5, 2024



COUNTY CLERK, HARRIS COUNTY, TEXAS

RP-2024-411914

UNOFFICIAL COPY

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, November 5, 2024



COUNTY CLERK
HARRIS COUNTY, TEXAS