

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

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HARRIS §**

THAT THE UNDERSIGNED, **Ingrid C. Forrest**, hereinafter referred to as "Grantor," whether one or more, 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 **Lone Star Home Buyers, LLC**, a Texas limited liability company whose address is 14090 FM 2920 Rd, Ste G-547 Tomball, TX 77377, herein referred to as "Grantee," whether one or more, the real property described herein:

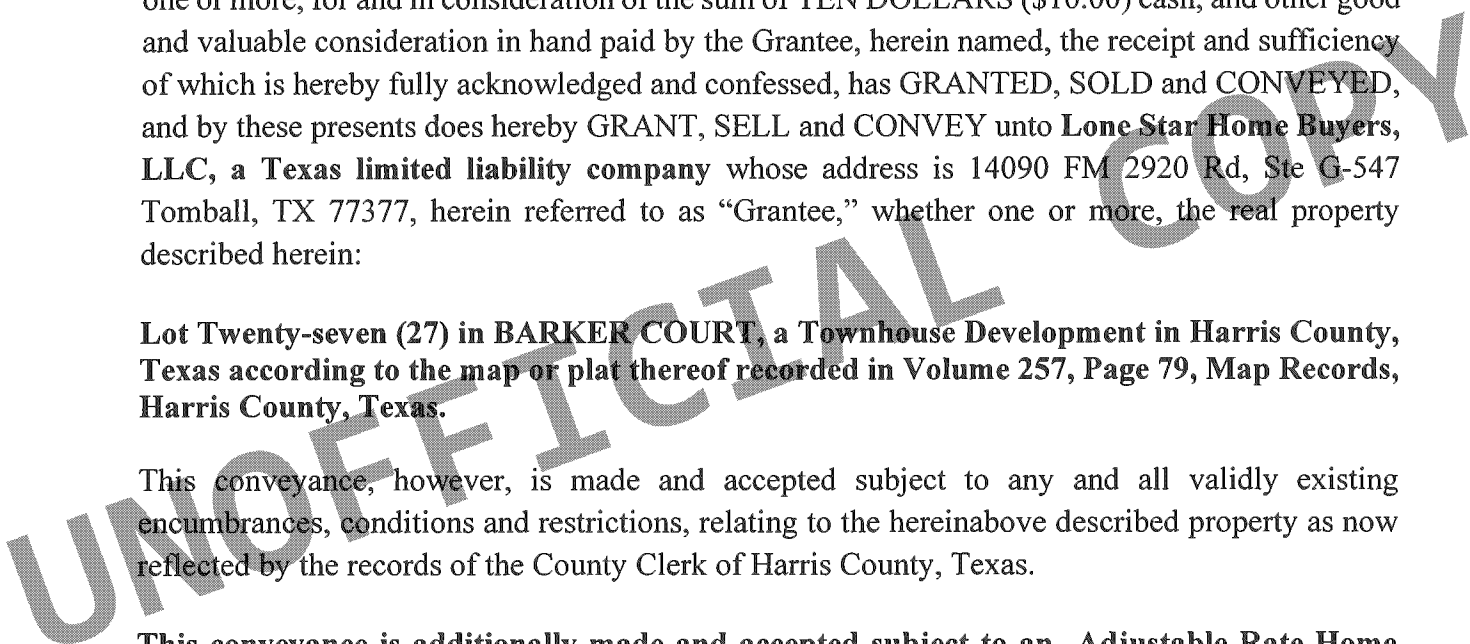
Lot Twenty-seven (27) in BARKER COURT, a Townhouse Development in Harris County, Texas according to the map or plat thereof recorded in Volume 257, Page 79, Map Records, Harris County, Texas.

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.

This conveyance is additionally made and accepted subject to an Adjustable Rate Home Equity Conversion Deed of Trust executed by Ingrid C. Forrest for the benefit of Mortgage Electronic Registration Systems, Inc., solely as nominee for One Reverse Mortgage, LLC, securing a note in the principal amount of \$322,500 dated March 22nd, 2012, filed for record on April 12th, 2012 recorded in/under Clerk's File No. 20120157636, Official Public Records, 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 lawfully claiming or to claim the same or any part thereof, by through and under Grantor but not otherwise.

RP-2023-201629



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

EXECUTED this 1st day of June, 2023.

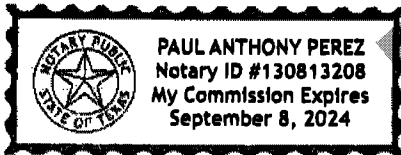

Ingrid C. Forrest

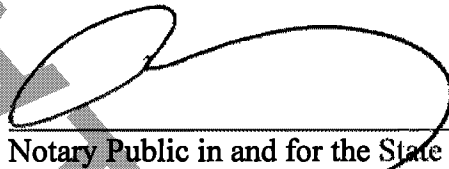
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

The above and foregoing instrument was acknowledged before me on this 1st day of June, 2023, by Ingrid C. Forrest.




Notary Public in and for the State of Texas

After recording return to:

14090 FM 2920 Rd.
Ste. G-547
Tomball, TX 77377

Prepared By:

Paul A. Perez Law Firm PLLC
2500 E T C Jester Blvd, Suite 300
Houston, TX 77008

RP-2023-201629

DUPLICATE

RP-2023-201629
Pages 3
06/01/2023 03:54 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2023-201629

UNOFFICIAL COPY