

FILED BY FIDELITY NATIONAL  
TITLE

FAH 24001182X

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

WARRANTY DEED

GF# FAH24001182X

Date: November 21, 2024

Grantor: ME ALPHA II, LLC

Grantor's Mailing Address (including county):

23928 Skyline Dr.  
Mission Viejo, CA 92692

( Orange County)

Grantee: KYLE E. FRIEDMAN and MEGAN E. FRIEDMAN

Grantee's Mailing Address (including county):

11 Kerloch Pt.  
Spring, TX 77379

( Harris County)

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 50, in Block 1, of GLEANNLOCH FARMS, SEC. 22, being a subdivision of 27.1846 acres of land out of the J.H. Suttles Survey, Abstract No. 1660 and out of the John B. Vision Survey, Abstract No. 1499, in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 518039, of the Map Records of Harris County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

RP-2024-437248

UNOFFICIAL COPY

UNOFFICIAL COPY

EXECUTED on the date first above written.

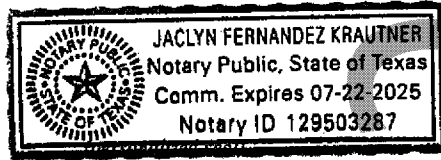
ME ALPHA II, LLC

By: [Signature]  
DAVID MURRAY

Title: Manager

STATE OF Texas  
COUNTY OF Tarrant

This instrument was acknowledged before me on the 21 day of November, 2024,  
by DAVID MURRAY, Manager of ME ALPHA II, LLC, a \_\_\_\_\_,  
on behalf of said \_\_\_\_\_.



[Signature]  
Notary Public in and for the  
State of \_\_\_\_\_

AFTER RECORDING RETURN TO:

RP-2024-437248

UNOFFICIAL COPY

RP-2024-437248

# Pages 3

11/22/2024 09:17 AM

e-Filed & e-Recorded in the  
Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$29.00

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.



*Tenesia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-437248