

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

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

THAT GRANTOR(S), **JULIE SCHOLTEN A/K/A JULIE JAGO SCHOLTEN**, hereinafter referred to as "**Grantor**," whether one or more, of the County of HARRIS, State of TEXAS, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to GRANTEE(S), **HARKOR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY** hereinafter referred to as "**Grantee**," all of the following described real estate situated in HARRIS County, Texas, to wit:

LOT TWENTY-THREE (23), IN BLOCK FIFTEEN (15) OF WILLIAMSBURG SETTLEMENT, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 298, PAGE 81 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Commonly known as 22611 BUCKTROUT LANE, KATY, TEXAS 77449.

This conveyance is made and accepted subject to the following matters, to the extent the same are still in force and effect: any and all restrictions, covenants, conditions, exceptions, reservations, easements, rights-of-way, conflicts, encroachments, area and boundary discrepancies, taxes, liens, assessments, charges, claims, and encumbrances, if any, applicable to and enforceable against the above described property as shown by the records of the county clerk of said county and all zoning laws, regulations, and ordinances of municipal and/or other governmental agencies and authorities relating to the above described property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the above-named Grantee and Grantee's heirs, successors, and assigns forever. Grantor does bind Grantor and Grantor's heirs, successors, and assigns to WARRANT AND DEFEND, all and singular, the said Property unto the said Grantee and Grantee's heirs, successors, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

RP-2025-58790

Dated this 30 day of January, 2025.

By:

Julie Scholten AKA Julie Jago Scholten
JULIE SCHOLTEN A/K/A JULIE JAGO
SCHOLTEN

ACKNOWLEDGEMENT

THE STATE OF Texas §

COUNTY OF Harris §

This instrument was acknowledged before me on the 30th day of January,
2025, by JULIE SCHOLTEN A/K/A JULIE JAGO SCHOLTEN.

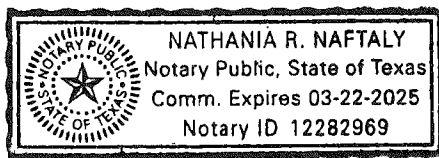
Nathania R. Naftaly
NOTARY PUBLIC

My commission expires:

03/22/2025

Nathania R. Naftaly
Notary's Name (printed)

(Seal)



AFTER RECORDING RETURN TO:

HARKOR HOMES, LLC
1020 West Loop North, Suite 280
Houston, Texas 77055

RP-2025-58790
Pages 3
02/19/2025 02:10 PM
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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SPECIAL WARRANTY DEED

Date: November 28, 2022

Grantor: JULIE SCHOLTEN
Address: 22611 BUCKTROUT LANE,
KATY, TX 77449

Grantee: BUCKTROUT LANE TRUST,
JUSTINA DE PASQUALE AS TRUSTEE
Address: P. O. BOX 133172
THE WOODLANDS, TX 77393

Consideration:

Ten and No/100 (10.00) Dollars and other valuable consideration

Property: (including any improvements):

Legal Description: LOT TWENTY-THREE (23), IN BLOCK FIFTEEN (15), OF WILLIAMSBURG SETTLEMENT, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 298, PAGE 81 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TAX ID# 1148400150023

Also known as: 22611 BUCKTROUT LANE, KATY, TX 77449

Exceptions to Conveyance and Warranty: Liens described as of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse or Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands

comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the 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 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 Exceptions to Conveyance and Warranty.

The grantor is not warranting the habitability of the premises on said property, Grantee is accepting property in an AS-IS condition and will have no recourse in the courts against the grantor for any property conditions. This Conveyance Is Made Subject-To But In No Wise Assuming All Outstanding Liens Of Record. All Escrows, If Any, Pass To Grantee.

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

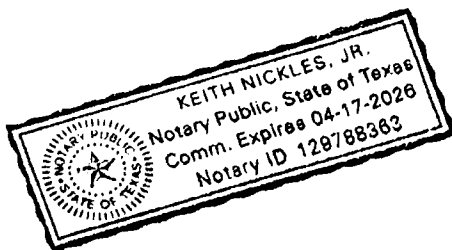

JULIE SCHOLTEN


ACKNOWLEDGMENT

STATE OF TX }
COUNTY OF Harris }

SWORN TO AND SUBSCRIBED before me by JULIE SCHOLTEN

on this the 28 day of Nov, 2022.




NOTARY PUBLIC
STATE OF TX
Notary's Name: Keith Nickles, Jr.
Notary Commission Expires: 4/17/2026

RP-2022-597737

Pages 3

12/22/2022 10:54 AM

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

NOTICE TO PURCHASERS
DEED RESTRICTIONS

GF No.: FTH-89F-FAH25000234

STATE OF TEXAS

COUNTY OF HARRIS

The real property described below, which you are purchasing, is subject to deed restrictions recorded in Harris County, Texas.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF KATY IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Katy may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address to the property you are acquiring are as follows:

Street Address: 22611 Bucktrout Ln, Katy, TX 77449

Lot Twenty-Three (23), in Block Fifteen (15) of WILLIAMSBURG SETTLEMENT, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat of said subdivision recorded in Volume 298, Page 81 of the Map Records of Harris County, Texas.


Julie Scholten

1-30-25
Date

The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

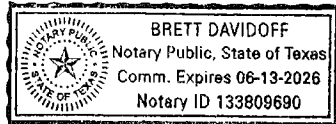
Harkor Homes LLC

BY: 
Scott McAlpine
Authorized Signer

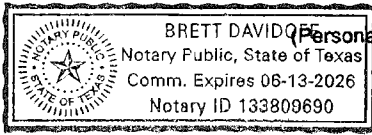
1-30-25
Date

State of TX
County of Harris

This instrument was acknowledged before me on the 1/30/25, by Scott McAlpine, Authorized Signer of Harkor Homes LLC, a Texas limited liability company.



NOTICE TO PURCHASERS
DEED RESTRICTIONS
(Continued)



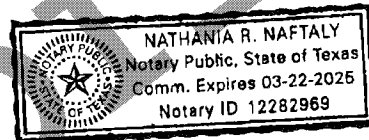
B. David Q. [Signature]
Notary Public for the State of TX
My Commission Expires: 6/13/26

State of Texas
County of Harris

This instrument was acknowledged before me on January 30, 2025 by Julie Scholten.

(Personalized Seal)

Nathan R. Naftaly [Signature]
Notary Public for the State of Texas
My Commission Expires: 03/22/2025



RP-2025-58791

RP-2025-58791
Pages 3
02/19/2025 02:10 PM
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

GF No.: FTH-89F-FAH25000234

The real property, described below, that you are about to purchase is located in the HARRIS CO MUD # 62 District and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and bonds. The district may impose an unlimited rate of tax in payment of such bonds.

The current rate of the district property tax is \$0.5620 on each \$100 of assessed valuation. If the district has not yet imposed taxes, the projected rate of the district property tax is \$0.5620 on each \$100 of assessed valuation.

The district may impose assessments and issue bonds and impose an assessment in payment of such bonds.

The total amounts of bonds payable wholly or partly from , excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters are: (i) \$ _____ for water, sewer, and drainage facilities; (ii) \$ _____ for road facilities; (iii) \$ _____ for parks and recreational facilities. The aggregate initial principal amounts of all such bonds issued are: (i) \$ _____ for water, sewer, and drainage facilities; (ii) \$ _____ for road facilities; (iii) \$ _____ for parks and recreational facilities.

The district sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The district has entered into a strategic partnership agreement with the City of Katy. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

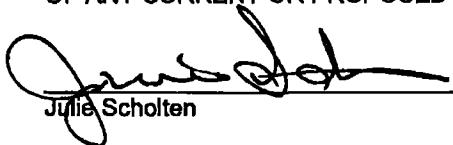
The purpose of the district is to provide facilities and services. The cost of district facilities is not included in the purchase price of your property.

The legal description of the property which you are acquiring is as follows:

Lot Twenty-Three (23), In Block Fifteen (15) of WILLIAMSBURG SETTLEMENT, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat of said subdivision recorded in Volume 298, Page 81 of the Map Records of Harris County, Texas.

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT
(continued)

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.


Julie Scholten

1-30-25
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Harkor Homes LLC

BY:

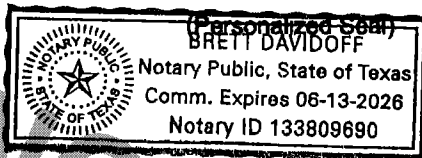

Scott McAlpine
Authorized Signer

1-30-25
Date

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT
(continued)

State of TX
county of Harris

This instrument was acknowledged before me on 1/30/25 by Scott
McAlpine as Authorized Signer of Harkor Homes LLC.



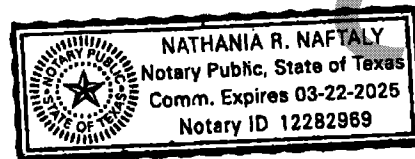
Brett Davidoff
Notary Public for the State of TX
My Commission Expires: 6/13/26

State of Texas
County of Harris

This instrument was acknowledged before me on January 30, 2025 by Julie
Scholten.

(Personalized Seal)

Nathan R. Naftaly
Notary Public for the State of Texas
My Commission Expires: 03/22/2025



RP-2025-58792
Pages 4
02/19/2025 02:11 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

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THE STATE OF TEXAS
COUNTY OF HARRIS

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Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS