

GENERAL WARRANTY DEED

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.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

THAT MARK WAYNE JONES AND DONNA JENSEN JONES A/K/A DONNA KAYE PEASE OAKLEY A/K/A DONNA PEASE JENSEN, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by HARKOR HOMES, LLC, whose address is 1560 W. Bay Area Blvd., Ste. 325, Friendswood TX 77546, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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


All taxes assessed against the Property for the current year have been prorated between the parties, and Grantee hereby assumes and agrees to pay such taxes in full.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, restrictions, easements, covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

When this Deed is executed by more than one person or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 16 day of April, 2019


MARK WAYNE JONES



DONNA JENSEN JONES A/K/A DONNA KAYE
PEASE OAKLEY A/K/A DONNA PEASE JENSEN

**FILED BY
FIDELITY NATIONAL TITLE**

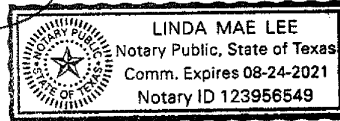
RP-2019-162235

THE STATE OF Tx §
COUNTY OF Harris §

20 17 This instrument was acknowledged before me on the 16 day of April,
by MARK WAYNE JONES AND DONNA JENSEN JONES A/K/A DONNA KAYE PEASE OAKLEY
A/K/A DONNA PEASE JENSEN.



Notary Public



Grantee's Mailing Address and Return Address:
HARKOR HOMES, LLC

Prepared by:
The Laird Law Firm, P.C.
1512 Heights Blvd.
Houston, Texas 77008

RP-2019-162235

EXHIBIT A

Being Lot Five (5), Block Three (3), BOWEN ADDITION, recorded in Volume 550, Page 290 of the Deed Records of Harris County, Texas, and the adjoining Lots Three (3) and Four (4) and parts of Lots Five (5) and Six (6), Block Forty-three (43), IRVINGTON ADDITION, recorded in Volume 56, Page 93, of the Deed Records of Harris County, Texas, parts of Lots 5 and 6, Block 43, Irvington Addition, being more particularly described as follows:

BEGINNING at a point in the West line of Lot 5, Block 43, Irvington Addition, which point is 17.85 feet North of the Southwest corner of said Lot 5, Block 43, Irvington Addition, beginning point also being the Southeast corner of Lot 5, Block 3, Bowen Addition;

THENCE South 47 degrees East at 26.18 feet crossing the South line of Lot 5, and the North line of Lot 6, Block 43, Irvington Addition in all a distance of 36.93 feet to a point on the East line of said Lot 6;

THENCE North along the East line of Lots 6 and 5, Block 43, Irvington Addition at 7.33 feet passing the Northeast corner of said Lot 6 and the Southeast corner of said Lot 5 in all a distance of 57.33 feet to the Northeast corner of said Lot 5, Block 43, Irvington Addition;

THENCE West along the North line of said Lot 5 a distance of 27.00 feet to the Northwest corner of Lot 5, Block 43, Irvington Addition, which point is in the East line of Lot 5, Block 3, Bowen Addition;

THENCE South along the West line of Lot 5, Block 43, Irvington Addition, and the East line of Lot 5, Block 3, Bowen Addition, 32.15 feet to the Place of Beginning;

THIS CONVEYANCE IS MADE SUBJECT TO:

Utility easement four feet (4') wide along the rear of Lot 5, Block 3, Bowen Addition, as set out in dedication recorded in Volume 550, Page 290, Deed Records, Harris County, Texas.

RP-2019-162235

RP-2019-162235
Pages 4
04/22/2019 02:28 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2019-162235