

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.

GF No. 200782-DS

WARRANTY DEED

Date: July 21, 2020

Grantor: GST PROPERTY PARTNERS, INC., a Texas corporation

Grantor's Mailing Address (including county):

5303 Handbook Drive
Houston, TX 77069

(Harris County)

Riverway Title
GF 200782 DS

Grantee: GAVIN TAYLOR and SARAH TAYLOR

Grantee's Mailing Address (including county):

7421 Enchanted Stream Dr.
Conroe, TX 77304

(Montgomery 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):

A TRACT OR PARCEL OF LAND CONTAINING 0.2777 ACRES, (12,098 SQUARE FEET), BEING LOT 5, BLOCK 3, BOWEN ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 550, PAGE 290, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO LOTS 3, 4 AND A PORTION OF LOTS 5 AND 6, BLOCK 43, IRVINGTON ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 93, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2777 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO JOHN E PEASE BY INSTRUMENT RECORDED IN DOCUMENT CF NO. K776482 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. ALONG WITH AND IN ADDITION TO THAT CERTAIN TRACT OF LAND AS CONVEYED TO MARK WAYNE JONES AND DONNA JENSON JONES BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 20120574910 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2777 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS:

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VOLUME 550, PAGE 290, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped iron rod found on the east right-of-way line of Averill Street. (50.00 Foot Right-of-Way). For the southwest corner of Lot 2, Block 43, of said Irvington Addition, same being the northwest corner of said Lot 5, Block 3, Bowen Addition, same being the northwest corner and POINT OF BEGINNING of the herein described tract, from which a 1/2" iron pipe found for the intersection of the east right-of-way line of Averill Street with the south right-of-way line of Erin Street, same being the northwest corner of Lot 1, Block 43, of said Irvington Addition, bears, North, a distance of 100.00 feet;

Thence, East, along the common line of said Lot 5, Block 3, Bowen Addition, same being the common line of said Lot 2, pass at a distance of 83.00 feet a calculated point for the northeast corner of said Lot 5, Block 3, Bowen Addition, same being the northwest corner of said Lot 3, and continuing for a total distance of 110.00 feet to a calculated point on the west line of a 12.00 foot wide alley for the east common corner of said Lots 2 and 3, same being the northeast corner of the herein described tract, from which a fence corner post found for reference bears, S 19°44'05" E, a distance of 1.00 feet;

Thence, South, along the west line of said 12.00 foot wide alley, same being the common line of said Lots 3, 4, 5 and 6. Block 43, of said Irvington Addition, a distance of 157.33 feet to a calculated point on the common line of said Lot 6 for the east corner of the remainder of that certain tract of land as conveyed to Gertrude Robinson by instrument recorded in Volume 760, Page 329, of the Deed Records of Harris County, Texas, same being the southeast corner of the herein described tract;

Thence, N 46°59'55" W, across said Lots 5 and 6, Block 43, Irvington Addition, same being the common line of the remainder of said Robinson Tract, pass at a distance of 36.92 feet a calculated point on the common line of said Lot 5, Block 43, Irvington Addition, for the north corner of the remainder of said Robinson Tract, same being the east common corner of said Lot 5, Block 3, Bowen Addition, and Lot 4, Block 3, Bowen Addition, and continuing with the common line of said Lots 4 and 5, Block 3, Bowen Addition for a total distance of 172.07 feet to a 5/8" iron rod found on the east right-of-way line of Averill Street for the northwest common corner of said Lots 4 and 5, Block 3, Bowen Addition, same being the west corner of the herein described tract;

Thence, N 21°37'00" E, along the east right-of-way line of Averill Street, same being the common line of Lot 5, Block 3, Bowen Addition, a distance of 43.00 feet to the POINT OF BEGINNING and containing 0.2777 acres or 12,098 square feet of land, more or less.

Property more commonly known as: 3912 Averill Street, Houston, TX 77009.

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

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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.

EXECUTED on the date first above written.

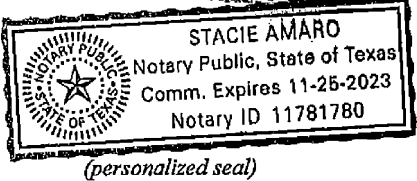
GST PROPERTY PARTNERS, INC., a Texas corporation

By: [Signature]
GAVIN TAYLOR, President

By: [Signature]
SARAH TAYLOR, Vice President

STATE OF TX)
COUNTY OF Harris)

This instrument was acknowledged before me on the 21 day of July, 2020, by GAVIN TAYLOR, President and SARAH TAYLOR, Vice President of GST PROPERTY PARTNERS, INC., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public in and for the State of _____

AFTER RECORDING RETURN TO:

RP-2020-325665

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Pages 4
07/22/2020 08:01 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$26.00

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.



A handwritten signature in black ink, appearing to read "Chris Hollins", written over a horizontal line.

COUNTY CLERK
HARRIS COUNTY, TEXAS