

File Number: DS7171-19000056-C 2

This instrument prepared by:

Jay A. Rosenberg, Esq., Texas Bar Number 24094479, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

After Recording, Send To:

Title365/Recording Team. 345 Rouser Rd. Building 5, Suite 300, Coraopolis PA 15108

**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.**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
120-274-004-0025**

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**SPECIAL WARRANTY DEED**

Nationstar Mortgage LLC d/b/a Mr. Cooper, hereinafter grantor, whose tax-mailing address is 8950 Cypress Waters Blvd., Coppell, TX 75019, for \$140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents) in consideration 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 GRANT, SELL and CONVEY, with covenants of special warranty to REAL ESTATE SOLID SOLUTIONS LLC, hereinafter grantee, whose tax mailing address is 3100 S. Gessner Rd, Houston, TX 77063, the following real property:

The land hereinafter referred to is situated in the City of Tomball, County of Harris, State of TX, and is described as follows:

Lot 25, in block 4, of northpointe east, section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under film code No. 431065 of the map and/or plat records of Harris County, Texas

Property Address is: 11935 Sonora Springs Drive, Tomball, TX 77375

Prior instrument reference: RP-2019-462085

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

RP-2020-12221

RP-2020-12221  
# Pages 4  
01/09/2020 02:29 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

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**SPECIAL WARRANTY DEED**

**Nationstar Mortgage LLC d/b/a Mr. Cooper**, hereinafter grantor, whose tax-mailing address is **8950 Cypress Waters Blvd., Coppell, TX 75019**, for \$140,000.00 (One Hundred Forty Thousand Dollars and Zero Cents) in consideration 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 GRANT, SELL and CONVEY, with covenants of special warranty to **REAL ESTATE SOLID SOLUTIONS LLC**, hereinafter grantee, whose tax mailing address is **3100 S. Gessner Rd, Houston, TX 77063**, the following real property:

**The land hereinafter referred to is situated in the City of Tomball, County of Harris, State of TX, and is described as follows:**

**Lot 25, in block 4, of northpointe east, section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under film code No. 431065 of the map and/or plat records of Harris County, Texas**

**Property Address is: 11935 Sonora Springs Drive, Tomball, TX 77375**

Prior instrument reference: **RP-2019-462085**

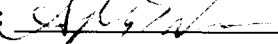
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on November 26, 2019:

**Nationstar Mortgage LLC d/b/a Mr. Cooper By Title365  
Company, by Power of Attorney**

By: 

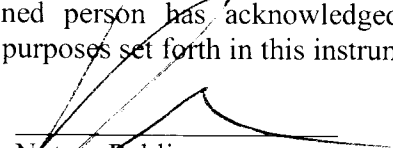
Printed Name: Angela S Nicholas

Its: REO Operations Manager

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me on November 26, 2019 by Angela S Nicholas its REO Operations Manager on behalf of **Nationstar Mortgage LLC d/b/a Mr. Cooper** who has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public  
Kristina Bohrn Exp: 08/01/2020

