

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

(Language pursuant to Section 11.008 of the Texas Property Code)

THE STATE OF TEXAS

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RESALE DEED

COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS that the CITY OF LA PORTE, acting by and through its duly authorized official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by MATTHEW CHILDRESS ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all rights, title and interest of the CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2012-60300, *LA PORTE INDEPENDENT SCHOOL DISTRICT vs. GERALDINE MELBA STRAIT, ET AL.*, said property being described as:

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), IN BLOCK FOURTEEN HUNDRED THIRTY-SEVEN (1437), OF THE TOWN OF LA PORTE, IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN THE PLAT OR DEED RECORDS OF HARRIS COUNTY, TEXAS. ACCOUNT NUMBER: 024-294-037-0013.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove 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 hereinabove described property.

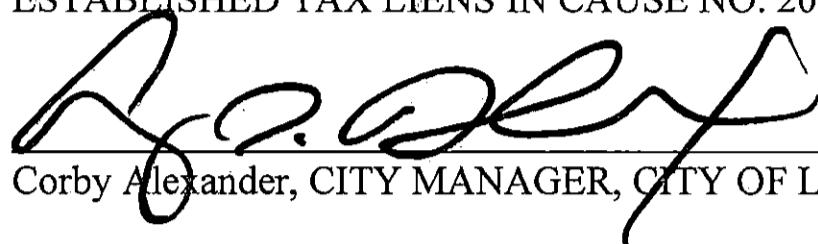
TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said MATTHEW CHILDRESS, his heirs and assigns forever, so that neither the CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300 and any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Grantee accept the property in "AS IS" condition, subject to any environmental conditions that might have or still exist on said property and subject to the rights of any parties in possession of the property.

Post judgment taxes and taxes for the current year are assumed by Grantee.

IN TESTIMONY, WHEREOF, CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300 have caused these presents to be executed this 03 day of May 2024.

CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300.



Corby Alexander, CITY MANAGER, CITY OF LA PORTE

THE STATE OF TEXAS
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared CORBY ALEXANDER, City Manager, City of La Porte, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 03 day of May 2024.

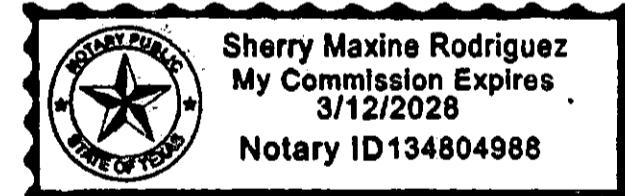


NOTARY PUBLIC, in and for the
STATE OF TEXAS

My Commission Expires: 03/12/2028

AFTER RECORDING, RETURN TO:

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.
1235 North Loop West, Suite 600
Houston, Texas 77008



Grantee: MATTHEW CHILDRESS
26738 HENSON FALLS DR.
KATY, TX 77494

RP-2024-200396

FILED FOR RECORD

12:27:14 PM

Monday, June 3, 2024

Tenesha Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, June 3, 2024

Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

