

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.

WARRANTY DEED

Texas Homeland Title

STATE OF TEXAS

GF# 140004563

COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS:

THAT, **ANDREW J. DOWNING**, also known as **ANDREW JAMES DOWNING** and **DIANE DOWNING**, also known as **DIANE JANET DOWNING**, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable consideration in hand paid by

JOSE ZEPEDA and LUCERO HANDAL, husband and wife

2946 SW Brighton Way
Palm City, FL 34990

hereinafter called Grantees, the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantees, those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of MONTGOMERY, State of Texas, described as follows, to-wit:

A tract of land containing 3.1824 acre tract (138,625 square feet) being Lots 10 and 11, Block 2 of TRES, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 39A of the Map Records of Montgomery County, Texas, being out of a certain called of 63.611 acres of land in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas, SAVE AND EXCEPT a certain called 0.941 acre tract out of Lot 10 recorded in Montgomery County Clerk's File Numbers (M.C.C.F. NOS) 2002-096684 and 2004-085946, said 3.1824 acre tract being the same tract recorded in M.C.C.F. No. 2004-085946 & 2007-061739 and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of MONTGOMERY County, Texas, but only to the extent they are still in force and effect.

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 Grantees, Grantees' heirs and assigns, forever. And Grantors do hereby bind Grantors, Grantors' heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, Grantees' heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed this 12 day of January, 2015.

ANDREW J. DOWNING, also known as

ANDREW JAMES DOWNING

Diane Downey, also known as Diane Janet Downey, by [Signature] as Agent and Attorney in Fact.

DIANE DOWNING, also known as

DIANE JANET DOWNING

[Signature], as Agent and Attorney-in-Fact for Diane Downey also known as Diane Janet Downey.

By:

ANDREW J. DOWNING, also known as **ANDREW JAMES DOWNING**, as Agent and Attorney-in-Fact for **DIANE DOWNING**, also known as **DIANE JANET DOWNING**

STATE OF Colorado

COUNTY OF Denver

This instrument was acknowledged before me on this 12 day of January, 2015 by ANDREW J. DOWNING, also known as ANDREW JAMES DOWNING, individually and as Agent and Attorney-in-Fact for DIANE DOWNING, also known as DIANE JANET DOWNING.

After recording return to:

S SNYDER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/05/2015

[Signature]
Notary Public, State of CO

W. W. W.

THENCE, NORTH 08° 07' 50" WEST, across said Lot 10 and being the easterly line of said 0.941 Acre save and except tract, at 131.23 Feet pass an iron rod found in the westerly north line of said Lot 10 marking the northeast corner of said 0.941 Acre save and except tract and the common rear corner of said Lots 11 and 12, and continuing along the common line of said Lots 11, 12 and the herein described tract for a total distance of 446.06 Feet to the POINT OF BEGINNING containing 3.1824 Acres of land.

E-FILED FOR RECORD
01/13/2015 1:34PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

01/13/2015



Mark Turnbull

County Clerk
Montgomery County, Texas