



Project No. 20306
Bowser Road Parcel 28
R38434

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.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

That FORT BEND COUNTY, TEXAS, a political subdivision of the state of Texas (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto LIVELY HOPE MISSIONARY BAPTIST CHURCH (aka Lively Hope Church), a Texas non-profit corporation, all of Grantor's undivided interest in and to that certain tract or parcel of land containing 0.528 acres, more or less, located in the Noel F. Roberts Survey, Abstract No. 79, Fort Bend County, Texas; the same being all of that certain tract of land conveyed in 1895 to the County Judge of Fort Bend County, Texas being more particularly described in deed recorded under Vol. 4, Page 362 of the Official Public Records of Fort Bend County, Texas (the "Property").

This conveyance is made and accepted subject to any and all valid covenants, easements, and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor conveys to Grantee the Property without warranties, express or implied. All warranties that might arise by common law and by Section 5.023 of the Texas Property Code, as amended, are hereby excluded. Grantee by Grantee's acceptance hereof agrees that Grantee shall have no claim against Grantor by reason of any defects in title, lack of title, or failure of the title to the Property or any portion

thereof, or by reason of any interest of or right in the Property which may be vested in any third party.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

When the context requires, singular nouns and pronouns include the plural.

Executed this 16 day of December, 2024.

Approved by Commissioners Court on June 25, 2024.

GRANTOR

FORT BEND COUNTY, TEXAS,
a political subdivision of the State of Texas

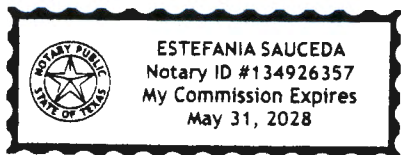
By: *KP George*
KP George, County Judge

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 16 day of December, 2024, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of Fort Bend County, Texas.



Estefania Saucedo
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:
Lively Hope Missionary Baptist Church
33303 Ashe
Simonton, Texas 77476

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

December 19, 2024 04:22:41 PM

FEE: \$0.00 DP2

2024124329



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
 2024-1171705

Date Filed:
 06/05/2024

Date Acknowledged:
 06/27/2024

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Lively Hope Church
 Simonton, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Fort Bend County Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 #20306; P28 P29 (R38434)
 Project Bowser #20306 P28 and P29 R38434 for new right of way

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____ (street), _____ (city), _____ (state), _____ (zip code), _____ (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
 (month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)