

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 25 day of June, 2024.

GRANTOR

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

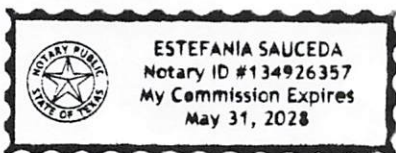
By: KP George
KP George, County Judge

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 25 day of June, 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

