



WARRANTY DEED

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.

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

That THERESA ANNE DANNHAUS (hereafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto JEAN-ANNE MARIE DANFORD and JARRID DANFORD, whose present mailing address is 123 Spanish Moss, Lake Jackson, Texas 77566 (herein called "Grantees") subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in Brazoria County, Texas, more particularly described as follows:

BEING A 1.00 ACRE TRACT OUT OF A CALLED 16.08 ACRE TRACT CONVEYED TO THERESA ANNE DANNHAUS IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2015051042, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SITUATED IN THE S.M. WILLIAMS LEAGUE, ABSTRACT NO. 139, BRAZORIA COUNTY, TEXAS. SAID 1.00 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN FOR ALL PURPOSES.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters

AFTER RECORDING, PLEASE RETURN TO:
Jean-Anne & Jarrid Danford
123 Spanish Moss
Lake Jackson, Texas 77566

to the extent same are in effect at this time to be considered general and specific restrictions and covenants which shall run with the property and be binding on the Grantee, their heirs and assigns:

1. Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove 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.
2. No swine, livestock or farm animals will be allowed or maintained on the property, but for a maximum of 10 chicken will be allowed;
3. No trailers, recreational vehicles, trailer built as a modular home, manufactured home or house, mobile home, basement, tent, shack, garage, or outbuildings of any character shall be placed or erected on any lot to be used as temporary or permanent residence;
4. Only a Single family residence and one detached out structure, garage, and shop are allowed to be constructed on the property;
5. Residential property only no commercial or business shall be allowed;
6. No hunting and no discharging of firearms on the property ;
7. No trash and no junk cars;
8. Maximum of four (4) cats and four (4) dogs are allowed on the property; and,
9. Property must be mowed and kept clean and well maintained.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging and any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, unto the said JEAN-ANNE MARIE DANFORD and

JARRID DANFORD, their heirs and assigns forever, and Grantor does hereby bind herself, her heirs, and assigns, to warrant and forever defend all and singular the Property unto Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject however, as aforesaid.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property, having been prorated as applicable, the payment thereof is assumed by Grantees.

EXECUTED this 14th day of October, 2016.

Theresa Anne Dannhaus
THERESA ANNE DANNHAUS

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, Tricia D. Polk, a Notary Public, on this day personally appeared THERESA ANNE DANNHAUS, known to me [or proved to me on the oath of _____ or through _____ (description of identity card or other document)], to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of October, 2016.

(SEAL)

T. Polk
Notary Public, for the State of Texas



FILED and RECORDED

Instrument Number: 2016050983

Filing and Recording Date: 10/17/2016 10:52:58 AM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-juanita