



After recording, return to:

Honorio Hernandez Flores  
523 Walnut Ave.  
Fresno, TX 77545

For County Recorder's Use:

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.

**SPECIAL WARRANTY DEED**

DATE: April 02 2024

**GRANTOR: HORTENCIA TREJO ALONSO**

GRANTOR'S ADDRESS: 523 Walnut Ave., Fresno, TX 77545

**GRANTEE: HONORIO HERNANDEZ FLORES**

GRANTEE'S ADDRESS: 523 Walnut Ave., Fresno, TX 77545

CONSIDERATION:

TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION.

PROPERTY, LOCATED IN FORT BEND COUNTY (including any improvements):

**LOT EIGHTEEN (18) in BLOCK THREE (3), of RIDGEWOOD ESTATES ADDITION, Fort Bend County, Texas a subdivision recorded in Volume 5, Page 29-A, 29B, 29-C and 29-D of the Plat Records of Fort Bend County, Texas.**

All of the following described rights and properties, only to the extent owned by Grantor: (1) All related rights and appurtenances, easements, land in adjacent roadways or streets, any unpaid awards for damages or condemnation, any reversionary rights, and all other rights and interests associated with the use and ownerships of the Property; and (2) All improvements, structures, buildings, fixtures, landscaping, undergrounds and above-ground utilities and other lines and

buildings, fixtures, landscaping, undergrounds and above-ground utilities and other lines and structures, and all other structures presently located on or hereafter constructed or erected on the Property.

The conveyance of all Property hereunder is made and accepted in its present condition, "AS IS" "WHERE IS" and "WITH ALL FAULTS" and without warranty of any kind (other than the warranties of title expressly made herein) expressed or implied, including warranties of habitability or fitness for a particular purpose. Grantee has fully inspected the Property and has fully satisfied himself as to the condition of the Property.

This Deed and the Conveyance hereby is additionally made and accepted subject to all covenants, easements, restrictions and reservations, if any, of records in the Real Property Records of Fort Bend County, Texas, to the extent that same are in force and effect against the Property (collectively, the "Permitted Exceptions")

To have and to hold the Property, together with all and singular the rights and appurtenances thereto in anywise belonging thereto, unto Grantee, his heirs, devisees, personal representatives successors and assigns forever, and Grantor, subject to the Permitted Exceptions and the conditions described herein, does hereby bind himself, his heirs, devisees, personal representatives successors and assigns, against every person whatsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

The payment of all ad valorem taxes and general and special assessments now or hereafter becoming due with respect to the Property have been assumed by the Grantees.

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

  
 \_\_\_\_\_  
 HORTENCIA TREJO ALONSO

  
 \_\_\_\_\_  
 HONORIO HERNANDEZ FLORES

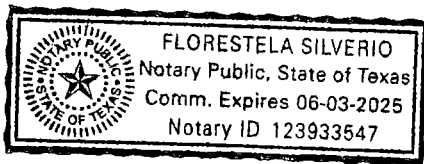
THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

Before me, Florestela Silverio, on this day personally appeared, HORTENCIA TREJO ALONSO along with HONORIO HERNANDEZ FLORES, known to me or proved to me through government issued identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 02 day of April, 2024.



NOTARY PUBLIC, STATE OF TEXAS



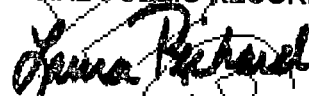
RETURNED AT COUNTER TO:

Ramira Silverio

4719 FM 521, Fresno TX

77545

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk  
Fort Bend County, Texas

April 03, 2024 11:51:18 AM

FEE: \$23.00 RS3

2024030572

