

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

Date: April 10, 2023

Grantor: CHRISTOPHER T. KESPOHL a/k/a CHRISTOPHER KESPHOL a/k/a CHRISTOPHER THOMAS KESPOHL, a single man;

KIMBERLY ELDER a/k/a KIMBERLY J. ELDER f/k/a KIMBERLY JAN DUDNEY, by and through her Attorney in Fact, CAROL RENEE DISNEY NICHOLS, as heir of the Estate of JACQUELINE DISNEY KESPOHL a/k/a JACKIE DISNEY a/k/a JACKIE D. KESPOHL; and

PATRICK CHRISTOPHER DISNEY a/k/a PATRICK DISNEY, by and through his Attorney in Fact, CAROL RENEE DISNEY NICHOLS, as heir of the Estate of JACQUELINE DISNEY KESPOHL a/k/a JACKIE DISNEY a/k/a JACKIE D. KESPOHL

Grantor's Mailing Address:

Christopher T. Kespohl <u>13988 Calvary Rd #111</u> <u>Willis, TX 77318</u>	Kimberly Elder 14250 Carneswood Lane Tomball, Texas 77375
-----------------------------------------------------------------------------------	-----------------------------------------------------------------

Patrick Christopher Disney
1802 Secret Branch Lane
Cypress, Texas 77433

Grantee: STEPHEN ALEXANDER BERNARD

Grantee's Mailing Address:

17155 Mountain Crest Dr.
Spring, TX 77379

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

GF: 23962
Unit 3
Stewart Title of Montgomery County, Inc.

RP-2023-128634

UNOFFICIAL COPY

Property (including any improvements):

Lot Forty-Two (42), in Block Five (5), of CHAMPION SPRINGS SECTION FOUR, an addition in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 391059 of the Map Records of Harris County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of way, and prescriptive rights, whether of record or not; and all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

CHRISTOPHER T. KESPOHL

Kimberly Elder

KIMBERLY ELDER

By: *CR Nichols*

CAROL RENEE DISNEY NICHOLS,
Attorney in Fact

Patrick Christopher Disney

PATRICK CHRISTOPHER DISNEY

By: *CR Nichols*

CAROL RENEE DISNEY NICHOLS,
Attorney in Fact

RP-2023-128634

Property (including any improvements):

Lot Forty-Two (42), in Block Five (5), of CHAMPION SPRINGS SECTION FOUR, an addition in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 391059 of the Map Records of Harris County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of way, and prescriptive rights, whether of record or not; and all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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


CHRISTOPHER T. KESPOHL

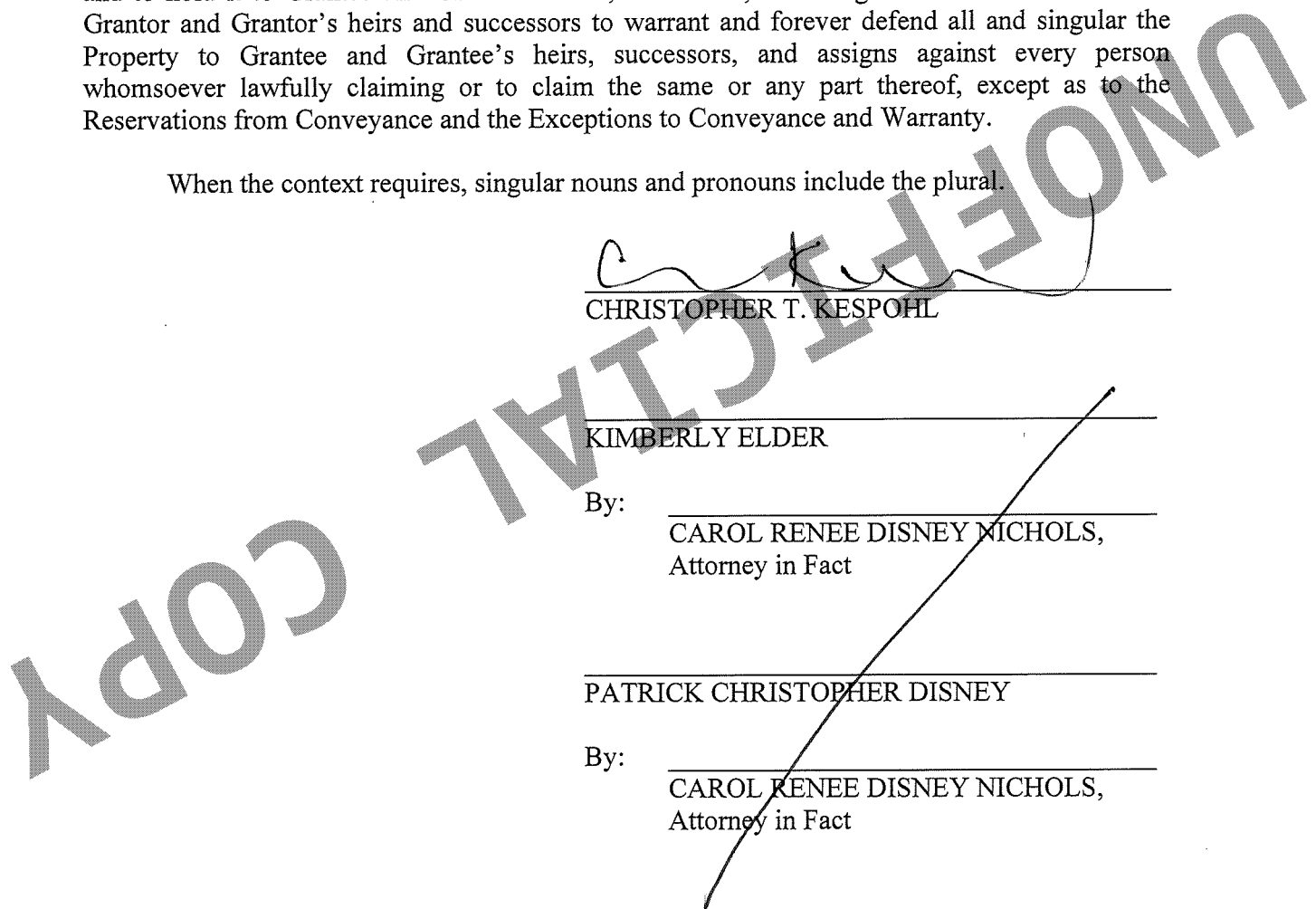
KIMBERLY ELDER

By: _____
CAROL RENEE DISNEY NICHOLS,
Attorney in Fact

PATRICK CHRISTOPHER DISNEY

By: _____
CAROL RENEE DISNEY NICHOLS,
Attorney in Fact

RP-2023-128634



STATE OF TEXAS §

COUNTY OF _____ §

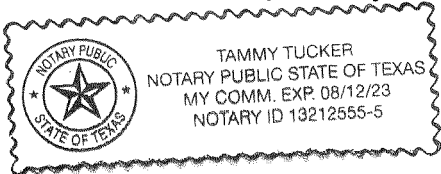
This instrument was acknowledged before me on April _____, 2023, by CHRISTOPHER T. KESPOHL.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF Brazoria §

This instrument was acknowledged before me on April 10, 2023, by CAROL RENEE DISNEY NICHOLS, Attorney in Fact for KIMBERLY ELDER.

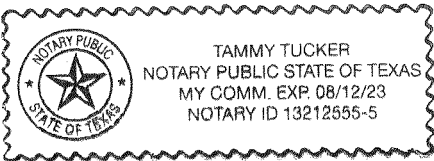


Tammy Tucker
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF Brazoria §

This instrument was acknowledged before me on April 10, 2023, by CAROL RENEE DISNEY NICHOLS, Attorney in Fact for PATRICK CHRISTOPHER DISNEY a/k/a PATRICK DISNEY.



Tammy Tucker
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

STEPHEN ALEXANDER BERNARD

PREPARED IN THE LAW OFFICE OF:

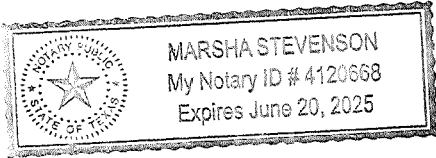
LARSON & WEISINGER
P. O. Box 2666
Conroe, Texas 77305

RP-2023-128634

STATE OF TEXAS §

COUNTY OF Montgomery §

This instrument was acknowledged before me on April 10, 2023, by CHRISTOPHER T. KESPOHL.



Marsha Stevenson
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on April _____, 2023, by CAROL RENEE DISNEY NICHOLS, Attorney in Fact for KIMBERLY ELDER.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on April _____, 2023, by CAROL RENEE DISNEY NICHOLS, Attorney in Fact for PATRICK CHRISTOPHER DISNEY a/k/a PATRICK DISNEY.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

STEPHEN ALEXANDER BERNARD

LARSON & WEISINGER

P. O. Box 2666

Conroe, Texas 77305

RP-2023-128634

RP-2023-128634

RP-2023-128634
Pages 6
04/12/2023 12:00 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

UNOFFICIAL

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY