

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: JANUARY 12th 2023

Grantors: Richard A. Ambrus, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased and as Co-Trustee of the Mary Ann Weems GST Exempt Marital Deduction Trust

Address: 16122 SEATTLE ST. JENSEN VILLAGE, TX

F. Carrington Weems, III as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased and as Co-Trustee of the Mary Ann Weems GST Exempt Marital Deduction Trust

Address: 4205 BALCONES DRIVE AUSTIN TX 78731

Houston Trust Company, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased

Address: 3737 Buffalo Speedway #200, Houston, Texas 77098

Grantee: CITY OF LA PORTE, TEXAS, a Texas municipal corporation.

Address: 604 W. Fairmont Pkwy., La Porte, TX 77571

Consideration: Ten (10) dollars cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Conveyance: Grantor gives and conveys with full intention, all of Grantor's right, title and interest in and to the following described property:

The EAST 109 feet of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, and all of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, all in Block 1254, of the TOWN OF LA PORTE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 60, Pages 112 and 113, of the Deed Records of Harris County, Texas, together with the abandoned alleyway located adjacent thereto, by City Ordinance No. 2004-2708, to which a certified copy of same appears of record under Harris County Clerk's File Number X471213

Warranty: Grantor for the consideration and subject to the reservations from 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Reservations from and Exception to Conveyance and Warranty: This conveyance is made subject to all and singular the restrictions, conditions, oil, gas, and other mineral reservations, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the county clerk of the aforesaid county.

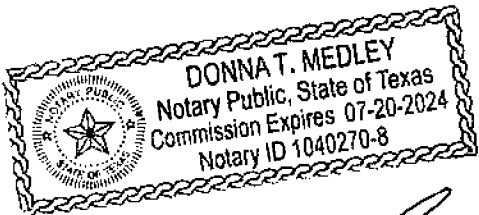
Ad valorem taxes: Ad valorem taxes for the year 2023 are to be paid by Grantor, prorated through the effective date of this instrument.

[Signature]

Richard A. Ambrus, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased and as Co-Trustee of the Mary Ann Weems GST Exempt Marital Deduction Trust

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 12th day of JANUARY 2023, by Richard A. Ambrus, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased and as Co-Trustee of the Mary Ann Weems GST Exempt Marital Deduction Trust



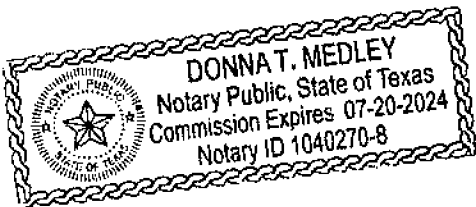
[Signature]
Notary Public, State of Texas

[Signature]

F. Carrington Weems, III, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased and as Co-Trustee of the Mary Ann Weems GST Exempt Marital Deduction Trust

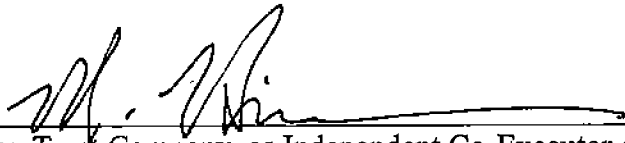
STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 12th day of JANUARY 2023, by F. Carrington Weems, III, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased and as Co-Trustee of the Mary Ann Weems GST Exempt Marital Deduction Trust



[Signature]
Notary Public, State of Texas

RP-2023-14814

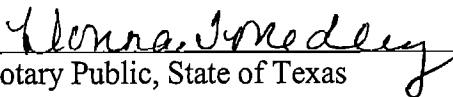


Houston Trust Company, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased, by Mark J. Herrin, Senior Vice-President of Houston Trust Company,

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 12th day of JANUARY 2023, by Mark J. Herrin, Senior Vice-President of Houston Trust Company, as Independent Co-Executor of the Estate of F. Carrington Weems, Deceased




Notary Public, State of Texas

RP-2023-14814

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Pages 4
01/17/2023 08:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

RP-2023-14814