

General 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.

Date: February 6, 2023

Grantor: Fred Pettengill, a married man, joined by his wife, Creshona Pettengill, *pro forma*

Grantee: Williams Real Estate Enterprises LLC, a Texas limited liability company, acting through its authorized member, Ronnie Williams

Consideration: \$10.00 in United States currency and other good and valuable consideration, in hand paid and the receipt and sufficiency of which are hereby acknowledged, including a Real Estate Development Contract of even date concerning the development of Lot 37, Independent Block 2, in the City of Conroe, Texas.

Property (including any improvements): Lots 33, 34, 35 and 36 of Independent Block 2, City of Conroe, Montgomery County, Texas, according to the map or plat thereof recorded in the Official Public Records of Montgomery County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Grantors hereby except from this conveyance any matter that is record pertaining to the property, including all existing liens, easements and encumbrances. Further, Grantors except any matter that would be visible upon an inspection of the property, including any unrecorded easements, footpaths, rights of ingress and egress and the like. Further, Grantors hereby disclaim any warranty concerning the condition of the property and convey the property "AS IS, WHERE IS, without warranty as to its condition or the condition of any improvements thereon."

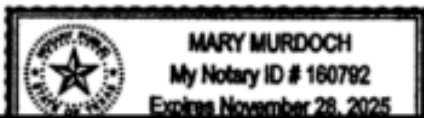
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

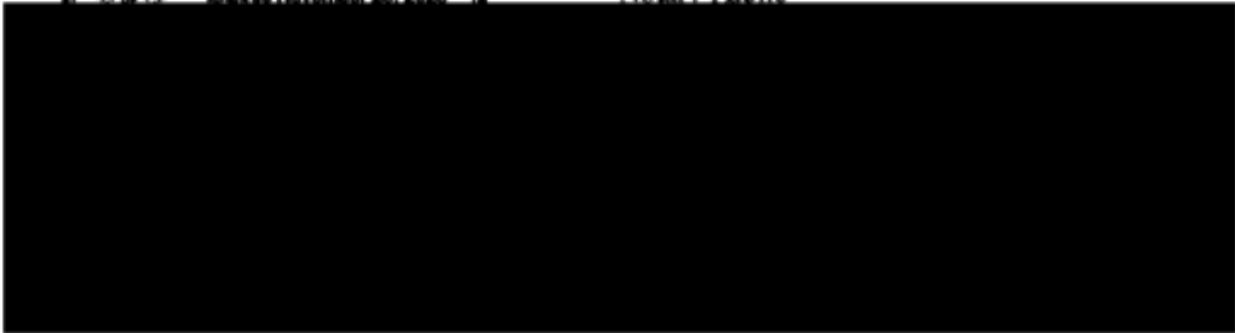
NOTICE TO PARTIES: This instrument was prepared in the office of THE OWEN LAW FIRM, 401 W. Davis St., Conroe, Texas 77301. Each party to this instrument acknowledges that THE OWEN LAW FIRM has made no independent examination of the state of title, whether any of the parties have the right to convey the interest or interests encompassed by this instrument, and disclaims any and all warranties with respect to title, the size of the property being conveyed, the legal description, or any other aspect of the transaction other than to prepare a correction instrument to cure any technical defect in the instrument.



This instrument was acknowledged before me on February 6, 2023 by Fred Pettengill and Creshona Pettengill.



Mary Murdoch
Notary Public



FILED FOR RECORD
02/06/2023 09:59AM



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

02/06/2023



L. Brandon Steinmann
County Clerk
Montgomery County, Texas