

**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.**

**GENERAL WARRANTY DEED**

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

SECTION

Date: June 13, 2024

Grantor: Pradera Oaks Homeowners Association, Inc.

Grantor's Mailing Address (including county): TBD Management  
11750 Katy Freeway, Suite 1400  
Houston, Texas 77079

Grantee: WB Pradera Oaks Land 1 LLC

Grantee's Mailing Address (including county): 5210 Spruce Street  
Bellaire, Texas 77401

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Restricted Reserves E of Final Plat of Pradera Oaks Section Eight, a subdivision in Brazoria County, Texas, according to the map and plat thereof recorded in County Clerk's File No. 2022059539 Map and/or Plat Records of Brazoria County, Texas;

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

The Property is conveyed subject to any and all recorded restrictive covenants, rights-of-way, mineral and royalty reservations, maintenance charges and the liens securing same, zoning laws, ordinances of municipal and/or governmental authorities conditions, and covenants, if any, applicable to and enforceable against the Property as reflected in the records of the Office of the County Clerk of Brazoria County, Texas, including any use restriction(s) shown on the applicable plat. Grantee is responsible for any and all maintenance assessments under said restrictive covenants, if any, and for all taxes that hereafter become due on the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS and CONVEYS to Grantee all of its right, title and interest in and to the Property, together with all and singular the rights and appurtenances





# FILED and RECORDED

Instrument Number: 2024026013

Filing and Recording Date: 06/17/2024 03:13:58 PM Pages: 4 Recording Fee: \$33.00

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 black ink, appearing to read "Joyce Hudman".

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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.

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cclerk-tonya