

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.

9P#2449977-LP

General Warranty Deed

Date: October 10, 2024

Grantor: Julio Cesar Cuevas , a single man

Grantor's Mailing Address:

404 Poggendorff St
Laredo TX 78040
WEBB County

Grantee: Trebol Investments, LLC

Grantee's Mailing Address:

308 Jordan Dr.
Laredo TX 78041
WEBB County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 7, in Block 229, situated in the WESTERN DIVISION of the City of Laredo, Webb County, Texas, according to the original map or plat of said city.

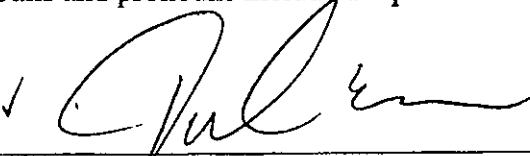
Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements.
2. Rights of adjoining property owners in and to the use of common walls.

3. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
5. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
6. Rights of automated service or laundry facility providers, if any.

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.



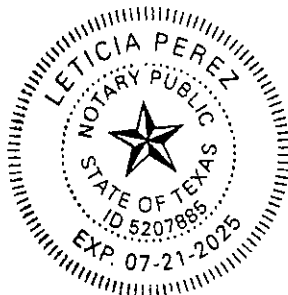
 Julio Cesar Cuevas

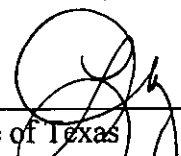
(Acknowledgment)

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this the 10 day of October, 2024, by Julio Cesar Cuevas.





 Notary Public, State of Texas
 My commission expires: _____

GF No. 2449977

AFTER RECORDING RETURN TO:

STEWART TITLE
1016 MONACO BLVD.
LAREDO, TX 78045

PREPARED IN THE LAW OFFICE OF:

RITCHIE LAW GROUP PLLC
493 MADISON STREET
EAGLE PASS, TX 78852

DOC #1541276
Recorded 10/11/2024 09:21:08 AM

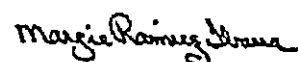


By: OSCAR ROMANOS, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: \$33.00

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME




COUNTY CLERK
WEBB COUNTY, TEXAS