

GENERAL 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.

STATE OF TEXAS

COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

Date: June 6, 2019

Grantor and Grantor's Mailing Address:

De Ray Goodrum
10700 Needville Fairchild Rd
Needville, of Fort Bend County, Texas 77461

Grantee and Grantee's Mailing Address:

Cory Goodrum
604 East Sixth Street
Sweeny, of Brazoria County, Texas 77480

Consideration: The sum of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration this day which have been paid in cash to Grantor by Grantee, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements):

Lots Eight (8) and Nine (9), Block One (1), Sweeny Townsite, City of Sweeny, Brazoria County, Texas, according to the map or plat thereof recorded in the Plat Records of Brazoria County, Texas.

Reservations from Conveyance:

All those of Record

Exceptions to Conveyance and Warranty:

All those of Record

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 hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors and assigns, 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 and Conveyance and the Exceptions to Conveyance and Warranty.

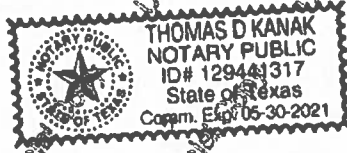
If this Deed is executed by more than one person or if the Grantee is more than one person, the instrument shall read as though the pertinent verbs, nouns, pronouns were changed correspondingly and when executed by or to a corporation the words, heirs, executors, administrators or heirs and assigns, shall be construed to mean successors and assigns.

EXECUTED this the 6TH day of JUNE, 2019.

DERAY GOODRUM
DERAY GOODRUM, Grantor

THE STATE OF TEXAS
COUNTY OF FORT BEND

This instrument was acknowledged before me on the 6TH day of JUNE, 2019, by DERAY GOODRUM.



Thomas D. Kanak
Notary Public in and for
The State of Texas

Prepared in the office of:
Thomas D. Kanak
Attorney at Law
P.O. Box 486
9002 Main Street
Needville, Texas 77461

After Recording, return to:
Thomas D. Kanak
P.O. Box 486
Needville, Texas 77461


FILED and RECORDED

Instrument Number: 2019026804

Filing and Recording Date: 06/07/2019 10:21:51 AM Pages: 3 Recording Fee: \$30.00

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.




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.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

clerk-juanita

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WARRANTY DEED

Date: June 26, 2010

Grantor: JOSEPH F. GILLARD JR. AND MARGARET A. GILLARD

Grantor's Mailing Address (including county): 1103 Old Ocean Ave., Sweeny, Brazoria County, Texas 77480

Grantee: CORY GOODRUM

Grantee's Mailing Address (including county): 604 E Sixth Street, Sweeny, Brazoria County, Texas 77480

Consideration: TEN AND NO/100'S DOLLARS and other good and valuable consideration.

Property (including any improvements):

Lot Ten (10), Block One (1), Sweeny Townsite, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 59 and 60 of the Plat Records of Brazoria County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements, and oil, gas and other mineral reservations, if any, affecting the above described property that are valid, existing and properly of record.

This conveyance is made by Grantor and accepted by Grantee "AS IS" WHERE IS" and "WITH ALL FAULTS", and Grantor agrees that Grantor shall not be responsible or liable to Grantee for any conditions affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, 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, and 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, except as to the reservations from and the exceptions to conveyance and warranty.

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




JOSEPH F. GILLARD JR.



MARGARET A. GILLARD

THE STATE OF TEXAS
COUNTY OF BRAZORIA *

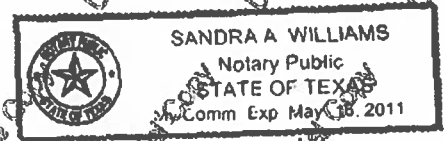
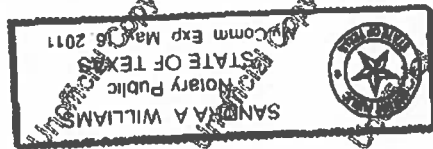
This instrument was acknowledged before me on the _____ day of JULY, 2010
by MARGARET A. GILLARD AND JOSEPH F. GILLARD JR.



Sandra A. Williams
NOTARY PUBLIC, State of Texas
Notary's Name (printed)



Notary's Commission expires: 16 MAY 2011



**Bill of Sale for the property located on
Sixth Street in Sweeny Texas 77480**

March 26, 2010

Property (including any improvements):

Lot Ten (10), Block One (1), Sweeny Townsite, Brazoria County, Texas,
According to the map or plat thereof recorded in Volume 2, Pages 59 and 60 of the Plat Records of
Brazoria County, Texas

Under the agreement of Joseph Gillard and Margaret Gillard (owners/sellers) will sell to
Cory Goodrum (buyer) the above lot of land located on Sixth Street in Sweeny for
the total of Seven Thousand Dollars (\$7,000).

It is agreed that Cory Goodrum (buyer) will place One Thousand Dollars (\$1,000) down as deposit and
good faith to purchase this said lot and the balance to be paid on or before June 26, 2010. This is a ninety
(90) day time period.


It is understood that upon the completion of payment and final papers are exchanged Mr. Goodrum will be
responsible for filing the proper papers with the filing fees to transfer Warranty Deed in his name.

It is understood that Mr. Goodrum will be responsible for the taxes on the property of Lot Ten (10), Block
One (1), Sweeny Townsite Brazoria County for the year of 2010 and every year thereafter while he owns
the property thus releasing Joseph and Margaret Gillard of any debts to the property.

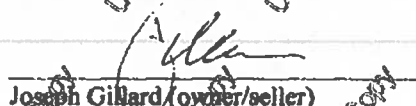
It is understood no personal property of Mr. Goodrum's will be placed upon this property until it is paid in
full.

This property has clear title and currently has all taxes paid and no outstanding debts are involved with this
property.

This \$1,000 is nonrefundable if within the given time period the balance is not paid in full by
June 26, 2010.


Margaret Gillard (owner/seller)

Date 6/26/10


Joseph Gillard (owner/seller)

Date 6/26/10

Cory Goodrum (buyer)

Date _____

Unofficial Copy

Doc# 2010029217
Pages 3
07/09/2010 4:07PM
Official Public Records
BRAZORIA COUNTY
JOYCE HEDMAN
COUNTY CLERK
Fee \$24.00

Joyce Hedman

Unofficial Copy