## TRUSTEE'S DEED

STATE OF TEXAS

§

COUNTY OF HARRIS §

WHEREAS, by the authority conferred under that certain Declaration of Covenants, Conditions and Restrictions dated May 30, 1980, recorded under Harris County Clerk's File No. G551283 of the Real Property Records of Harris County, Texas, WINFIELD II ASSOCIATION, INC. has a maintenance assessment lien upon certain property hereinafter described, for the purpose of securing and enforcing payment of real property maintenance assessments required under such Covenants, Conditions and Restrictions and duly set by the Board of Directors of WINFIELD II ASSOCIATION, INC.; and

WHEREAS, WINFIELD II ASSOCIATION, INC. as authorized by and provided in said Covenants, Conditions and Restrictions, appointed the undersigned to serve as trustee and to enforce the Covenants, Conditions and Restrictions, the said ROBERT C. RINES, having made default on the payment of maintenance assessments on the hereinafter described property when due and there being due thereon the maintenance assessments, interest and attorney's fees as provided in said Covenants, Conditions and Restrictions; and

WHEREAS, I, as trustee, did on OCTOBER 3, 2023, at 10:44 a.m., after having posted written notice of the time, place, and terms of public sale of the hereinafter described property, which written notice was posted at the Courthouse door of Harris County, Texas, the County in which said real estate is situated and which said notice was posted for at least TWENTY-ONE (21) days preceding the date of the sale, sells the hereinafter described property at a public venue, at the Courthouse door of Harris County, Texas to WINFIELD II ASSOCIATION, INC., that being the highest bidder for the sum of TWO THOUSAND DOLLARS (\$2,000.00); and

WHEREAS, from the Affidavit hereto attached and made part hereof, it appears that the beneficiary (holder of the indebtedness above described) served notice of such Sale by certified mail, return receipt requested, at least TWENTY-ONE (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the beneficiary and as required by law; and

All prerequisites required by law and/or by said Covenants, Conditions, and Restrictions have been duly satisfied by the beneficiary therein and by said trustee;

NOW, THEREFORE, in consideration of the premises and of the payment to me of the sum of TWO THOUSAND DOLLARS (\$2,000.00) by said WINFIELD II ASSOCIATION, INC., I, as trustee, by virtue of the authority conferred on me in writing by the said WINFIELD

II ASSOCIATION, INC. have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto the said WINFIELD II ASSOCIATION, INC., their successors and assigns, all of the following described property situated in Harris County, Texas:

CONDOMINUM UNIT NUMBER 37 IN BUILDING "F", AND BY **BOUDARIES** THE SPACE ENCOMPASSED THE THE THEREOF. LIMITED **COMMON ELEMENTS** APPURTENANT THERETO, TOGETHER WITH UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF WINFIELD II CONDOMINIUMS A CONDOMINIUM PROJECT IN HARRIS, COUNTY, TEXAS AS FULLY DESCRIBED IN AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WINFIELD CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND **EXHIBITS** ATTACHED THERETO, RECORDED IN VOLUME 108, PAGE 132 AND VOLUME 122, PAGE 25, VOLUME 122, PAGE 134 AND VOLUME 122, PAGE 145, ALSO KNOWN AS 10110 FORUM WEST DRIVE #637, HOUSTON, TEXAS 77036

TO HAVE AND TO HOLD the above described premises and property together with the rights, privileges and appurtenances thereto belonging to, unto said WINFIELD II ASSOCIATION, INC., their successors and assigns forever; and I, as trustee, do hereby bind the said ROBERT C. RINES, their heirs and executors to warrant and forever defend the said premises unto said WINFIELD II ASSOCIATION, INC., their successors and assigns forever, against the claim or claims of all persons claiming or to claim the same or any part thereof.

EXECUTED: October 3, 2023.

Shawn R. McKee, Trustee

Grantee:

WINFIELD II ASSOCIATION, INC.

c/o Lambright McKee 940 Corbindale Rd. Houston, TX 77024

STATE OF TEXAS

COUNTY OF HARRIS §

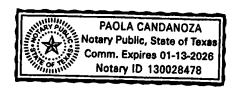
<u>ACKNOWLEDGMENT</u>

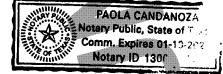
This instrument was acknowledged before me on October 3, 2023, by Shawn R. McKee.

Notary Public in and for the State of Texas

**RETURN TO:** 

WINFIELD II ASSOCIATION, INC.





RP-2023-391368
# Pages 3
10/11/2023 03:28 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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.

OF HARRIS COUNTY, STATE OF THE STATE OF THE

Linishin Hudgelth COUNTY CLERK HARRIS COUNTY, TEXAS