

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 WITH VENDOR'S LIEN

GF#49221701146

STATE OF TEXAS }

COUNTY OF HARRIS }

Date: MAY 19, 2017

Grantor: CHANE INVESTMENT HOLDINGS, LP., a Texas limited partnership

Grantor's Mailing Address:

CHANE INVESTMENT HOLDINGS, LP.
3710 190 Vista St
Houston, TX 77021
County, Texas

Grantee: LOVE PARK FLATS, LLC, a Texas limited liability company

Grantee's Mailing Address:

LOVE PARK FLATS, LLC
824 Teetshorn Street
Houston, Texas 77009
Harris County, Texas

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a note of even date executed by Grantee and payable to TEXAN BANK N.A., in the principal amount of SIX HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$630,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAN BANK N.A., and by a first-lien deed of trust of even date from Grantee to KRISTI KONCABA, Trustee.

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RP-2017-232197

Property (including any improvements):

LOTS ONE THOUSAND THREE HUNDRED TWENTY-FIVE (1,325), ONE THOUSAND THREE HUNDRED TWENTY-SIX (1,326), ONE THOUSAND THREE HUNDRED TWENTY-SEVEN (1,327), AND ONE THOUSAND THREE HUNDRED TWENTY-EIGHT (1,328), OF THE HEIGHTS ANNEX, A SUBDIVISION IN HARRIS COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 34, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; any prior reservations or conveyances for oil gas or other minerals that may be produced from the Property; validly existing restrictive covenants common to the platted subdivision in which the Property is located or which appear of record and affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year taxes and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing easements created by dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to 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 Exceptions to Conveyance and Warranty.

TEXAN BANK N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior

vendor's lien against and superior title to the Property are retained for the benefit of TEXAN BANK N.A. and are transferred to TEXAN BANK N.A. without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

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

CHANE INVESTMENT HOLDINGS, LP., a
Texas limited partnership

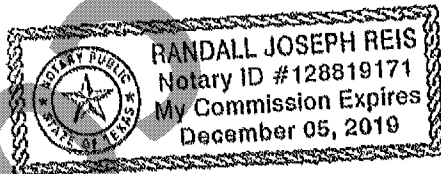
By: [Signature]
Name: Alfred H. Bennett
Title: Partner

By: [Signature]
Name: Olivia T. Bennett
Title: Partner

STATE OF TEXAS

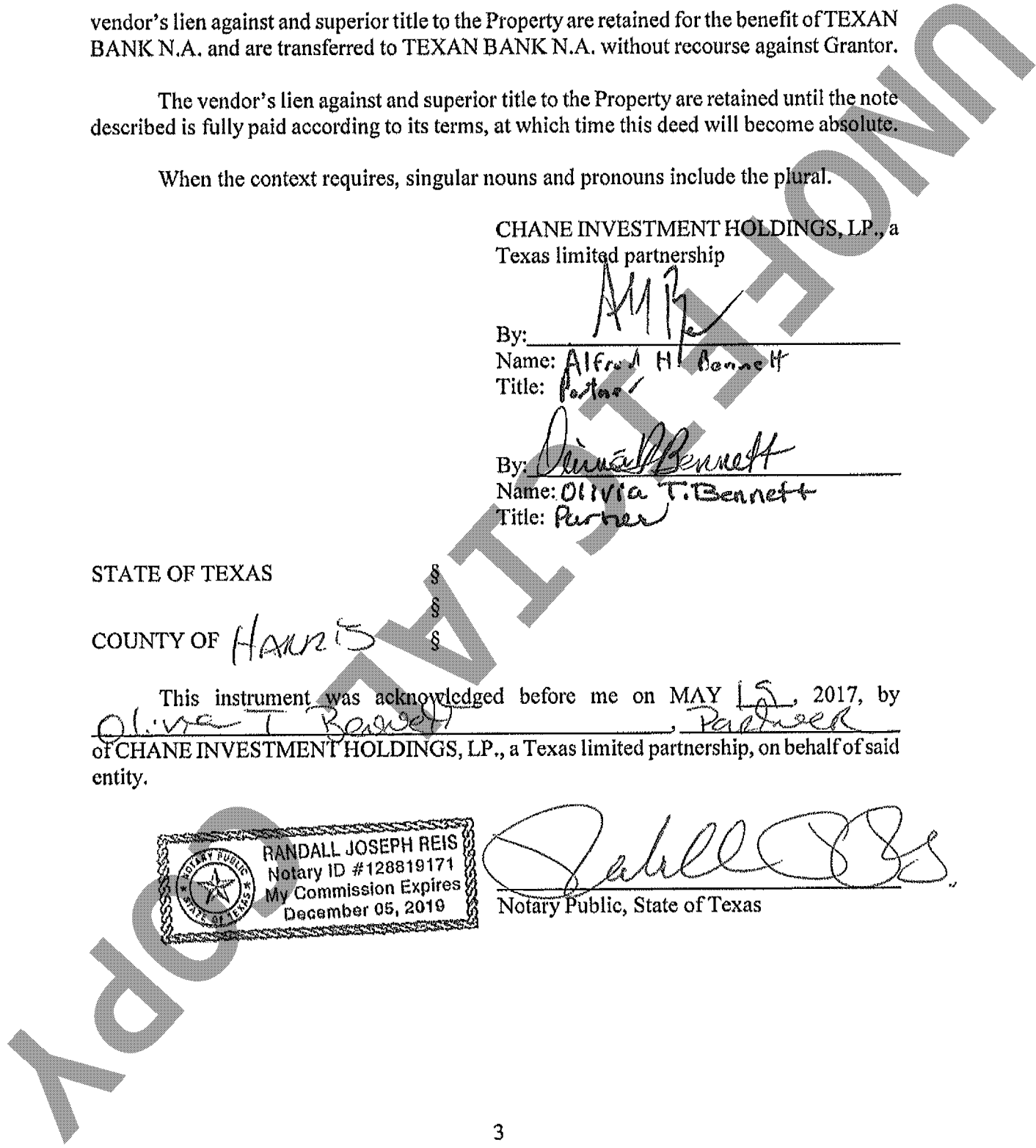
COUNTY OF Harris

This instrument was acknowledged before me on MAY 15, 2017, by Olivia T. Bennett, Partner of CHANE INVESTMENT HOLDINGS, LP., a Texas limited partnership, on behalf of said entity.



[Signature]
Notary Public, State of Texas

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STATE OF TEXAS

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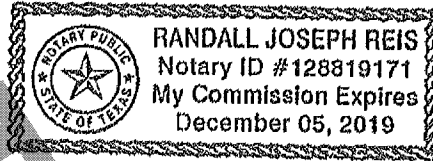
COUNTY OF HARRIS

This instrument was acknowledged before me on MAY 19, 2017, by Alfred H. Bennett, Oliver T. Bennett of CHANE INVESTMENT HOLDINGS, LP., a Texas limited partnership, on behalf of said entity.

[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Albert E. Butler, P.C.
5353 West Alabama, Suite 515
Houston, Texas 77056
Tel: (713) 369-6500
Fax: (713) 758-0207



AFTER RECORDING RETURN TO:

RP-2017-232197

DUPLICATE

RP-2017-232197
Pages 5
05/26/2017 08:55 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2017-232197

COPY

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