

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS :
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS :

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.

That, BLAIR STREET APARTMENTS, LLC, ("Grantor") of the County of Harris, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of ONE MILLION FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,425,000.00), being payable to BENCHMARK BANK, as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default, and for attorney's fees; the payment of which note is secured by Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to BILL G. BREWER or JIM NEUHOFF, Trustee(s), has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto BLAIR STREET OPCO, LLC, a Texas limited liability company, ("Grantee") of 5900 Balcones Drive #100, Austin TX 78781 all of the following said real property being located in Harris County, Texas and described as follows, to-wit:

Lots One Thousand Three Hundred Twenty-Five (1325), One Thousand Three Hundred Twenty-Six (1326), One Thousand Three Hundred Twenty-Seven (1327) and One Thousand Three Hundred Twenty-Eight (1328), of Heights Annex, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 5, Page 34 of the Map Records of Harris County, Texas.

RP-2021-660864

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Harris County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **BLAIR STREET OPCO, LLC**, a Texas limited liability company, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **BLAIR STREET OPCO, LLC**, a Texas limited liability company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

BENCHMARK BANK, at the insistence and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as evidenced by the hereinbefore described **ONE MILLION FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,425,000.00)** note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of the said **BENCHMARK BANK**, and the same are hereby transferred and assigned to the said **BENCHMARK BANK**, and **BENCHMARK BANK**, his/her/their/its heirs/successors and assigns, shall have the right to release said Vendor's Lien upon the payment of said note.

EXECUTED this 15th day of November, 2021.

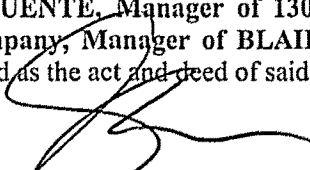
BLAIR STREET APARTMENTS, LLC

BY: **1309 BLAIR MANAGEMENT, LLC**,
a Texas limited liability company, Manager

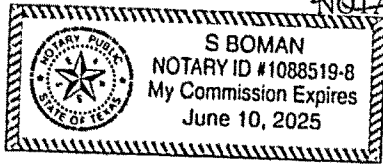
BY: 
JONATHAN M. DELAFUENTE, Manager

THE STATE OF Texas :
COUNTY OF Galveston :

This instrument was acknowledged before me on the 15th day of November, 2021, by JONATHAN M. DELAFUENTE, Manager of 1309 BLAIR MANAGEMENT, LLC, a Texas limited liability company, Manager of BLAIR STREET APARTMENTS, LLC, in the capacity therein stated and as the act and deed of said company.



NOTARY PUBLIC, State of Texas



RECORDED BY
SOUTH LAND TITLE, LLC
GF # CLC2186477

SLT-CL-BLAIR-GF#CLC2186477-WDVL/RELEASE-mlm

RP-2021-660864

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RP-2021-660864
Pages 4
11/17/2021 07:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY

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