

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 LICENSE NUMBER.

GENERAL WARRANTY DEED

GF NO. 1844378

THE STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF HARRIS

§

THAT the undersigned **MARC HYNDMAN A/K/A MARC GABRIEL HYNDMAN AND KIMBERLY HYNDMAN A/K/A KIMBERLY VICTORIA HYNDMAN, HUSBAND AND WIFE**, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CHRISTOPHER R NEW AND HALEY M NEW, HUSBAND AND WIFE**, whose mailing address is **1162 CHANTILLY LANE, HOUSTON, TEXAS 77018**, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of **\$380,700.00**, being of even date herewith, payable to the order of **LOANDEPOT.COM, LLC**, hereinafter called "Mortgagee," and bearing interest at the rate therein provided; said Note containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a deed of Trust of even date herewith from Grantee to **ALLAN B POLUNSKY, TRUSTEE**; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, and said Vendor's Lien and superior Title Against said Property securing the payment of said Promissory Note are Hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens;

And Grantor had BARGAINED, SOLD GRANTED AND CONVEYED, and by these presents does BARGAIN, SELL, GRANT AND CONVEY, unto said Grantee, the following described real property, to-wit:

LOT TWO HUNDRED NINETY-SIX (296), IN BLOCK ELEVEN (11), OF SHEPHERD PARK PLAZA, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 94, PAGE 25, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions,

Frontier Title Company - WH, L.L.C.

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easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the county clerk of the aforesaid County.

But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms therefore, when this Deed shall become absolute, which Vendor's Lien and Superior Title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above.

WHEN this Deed is executed by more than one person, or when the GRANTOR or GRANTEE is more than one person, the instruments shall read as though pertinent verbs, nouns, and pronouns were changed to correspond; and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assign." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 22 day of Jan, 2019.
Marc Hyndman by Carolyn Victoria Tadross as agent and attorney in fact

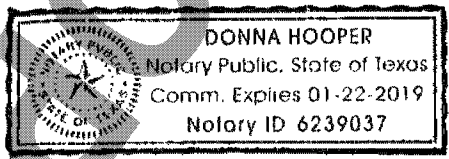
**MARC HYNDMAN A/K/A MARC GABRIEL
HYNDMAN BY CAROLYN VICTORIA
TADROSS AS AGENT AND ATTORNEY IN
FACT**

Kimberly Hyndman by Carolyn Victoria Tadross as agent and attorney in fact

**KIMBERLY HYNDMAN A/K/A KIMBERLY
VICTORIA HYNDMAN BY CAROLYN
VICTORIA TADROSS AS AGENT AND
ATTORNEY IN FACT**

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 22 day of Jan, 2019 By **MARC HYNDMAN A/K/A MARC GABRIEL HYNDMAN BY CAROLYN VICTORIA TADROSS AS AGENT AND ATTORNEY IN FACT AND KIMBERLY HYNDMAN A/K/A KIMBERLY VICTORIA HYNDMAN BY CAROLYN VICTORIA TADROSS AS AGENT AND ATTORNEY IN FACT, HUSBAND AND WIFE**



Donna Hooper
Notary Public - State of Texas
Donna Hooper
(Printed name of Notary Public)

Commission expires: 1/22/2019

AFTER RECORDING, RETURN TO:

RP-2019-28425

RP-2019-28425
Pages 3
01/23/2019 10:57 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

UNOFFICIAL COPY

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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