

GENERAL WARRANTY DEED

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.

STATE OF TEXAS

COUNTY OF HARRIS

CODY ADAMEK AND WIFE, NICOLE ADAMEK (collectively "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 paid to Grantor by **CHARLES BRANDON HENDERSON AND VALERIE ANNE HENDERSON, HUSBAND AND WIFE** (collectively "Grantee", whether one or more), whose address is 13722 Pebblebrook Dr., Houston, Texas 77079, the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has **GRANTED, BARGAINED, SOLD and CONVEYED**, and by these presents does hereby **GRANT, BARGAIN, SELL and CONVEY**, unto Grantee that certain real estate consisting of the land situated in Harris County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes and all fixtures and improvements situated thereon (such land and improvements being hereinafter referred to collectively as the "Property").

Consideration: Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. Additionally, as a part of the consideration for the Property and this conveyance, Grantee has delivered to **CROSSCOUNTRY MORTGAGE, LLC** ("Lender") a promissory note dated the same date as this deed, in the original principal amount of **\$652,000.00** (the "Note"), executed by Grantee and made payable to the order of Lender, bearing interest and becoming finally payable as therein provided. The Note is secured by (a) a deed of trust dated the same date as the Note from Grantee to **MALCOLM D. GIBSON, TRUSTEE**, which covers the Property and which is filed of record in the Real Property Records of Harris County, Texas; and (b) by a vendor's lien retained in this deed.

Exceptions to Conveyance and Warranty: This conveyance is made subject and subordinate to all easements, restrictions, and other exceptions shown of record in Harris County, Texas ("Permitted Exceptions"), but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the warranty herein contained.

CHICAGO TITLE
GE CT71239938

UNOFFICIAL

RP-2021-242278


TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors, to **WARRANT and FOREVER DEFEND**, all and singular, the Property, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly agreed that a vendor's lien is created and retained herein in favor of Lender, and Grantor hereby assigns such vendor's lien to Lender without recourse or warranty, so that Lender will hold superior title in and to the Property and premises and the title in the Grantee will not become absolute until the Note referred to herein is paid in full according to the face, effect and reading thereof, when this deed shall become absolute.

Ad valorem taxes and assessments for the current year have been prorated between Grantor and Grantee, and Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for the current calendar year and subsequent years.

EXECUTED as of the 30th day of April 2021

GRANTOR:



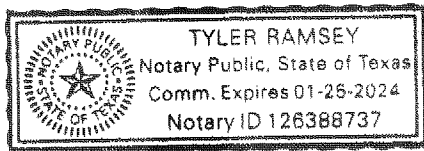
CODY ADAMEK

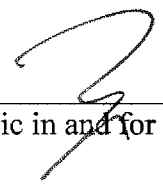


NICOLE ADAMEK

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30th day of April 2021, by CODY ADAMEK AND NICOLE ADAMEK, personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument.





Notary Public in and for the State of Texas

RP-2021-242278

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EXHIBIT A

Legal Description of Real Property

Lot 43, Block 7 Wilchester West, according to the map or plat thereof recorded in
Volume 132, Page 40 of the Map Records of Harris County, Texas

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RP-2021-242278

RP-2021-242278
Pages 4
05/04/2021 08:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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