

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.

Warranty Deed with Vendor's Lien

Date: October ^{4th} 2017

Grantor: TAVOR WEINSTEIN BUILDERS, LLC, a Texas limited liability company

Grantor's Mailing Address:

5810-A Cypress St.
Houston, TX 77074

Grantee: DAVID L. MORDY, JR. and NICOLE R. MORDY, a married couple

Grantee's Mailing Address:

3010 Robin Hood
Houston, Texas 77005

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of NICK RASMUSSEN in the principal amount of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,650,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of NICK RASMUSSEN and by a first-lien deed of trust of even date from Grantee to Nick Rasmussen, trustee.

Property (including any improvements):

Lot Thirty (30), in Block Twelve (12), of Monticello, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 7, Page 53 of the Map Records of Harris County, Texas

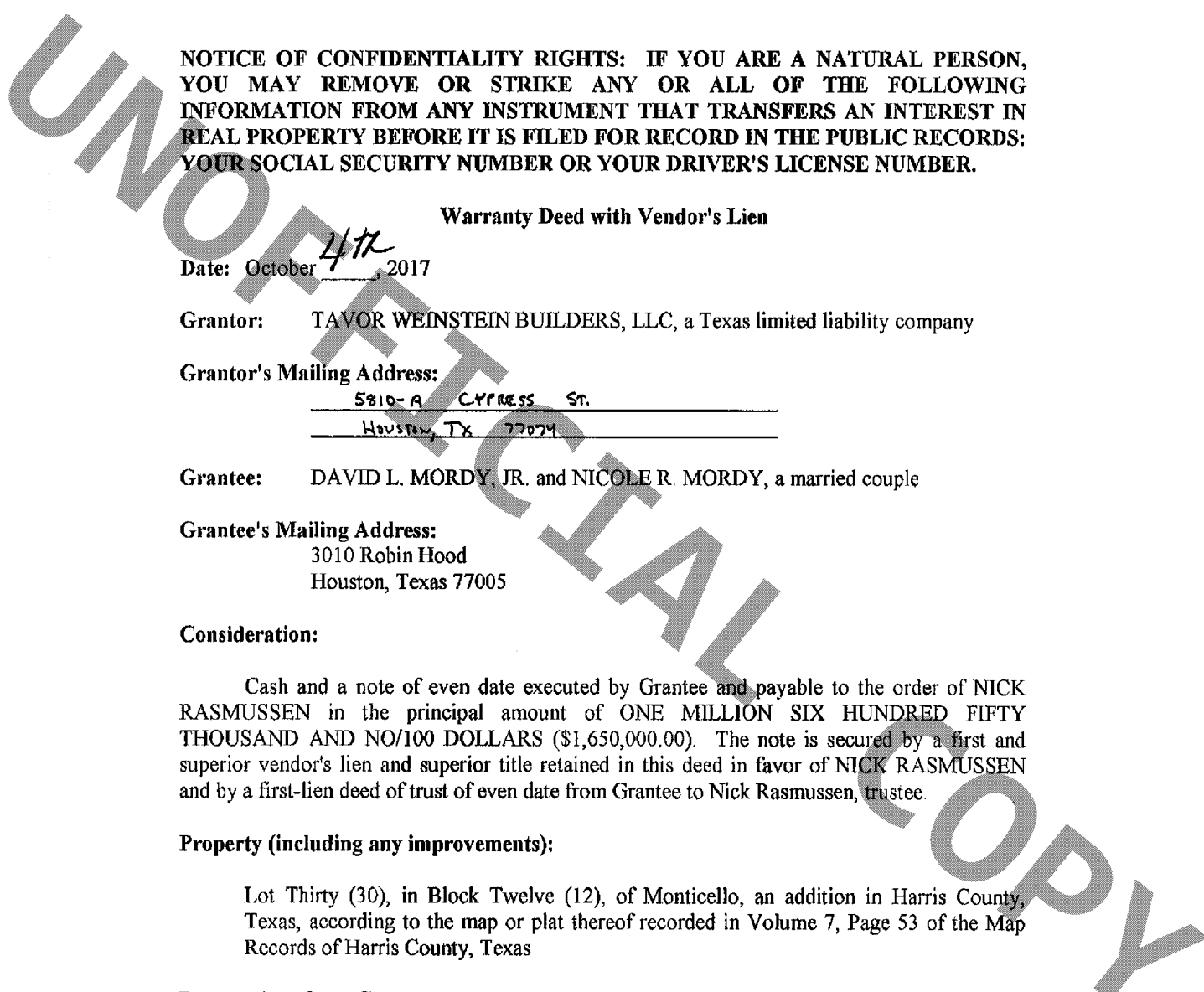
Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Harris County, Texas; and to all zoning laws,

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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.

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

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

NIVK RASMUSSEN, 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 NIVK RASMUSSEN and are transferred to NIVK RASMUSSEN without recourse against Grantor.

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

TAVOR WEINSTEIN BUILDERS, LLC, a Texas limited liability company

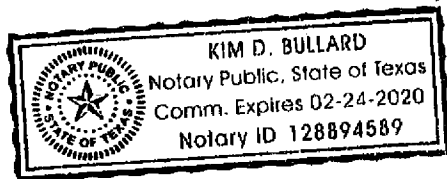
By: _____
ELAN TAVOR, Managing Member

By: _____
MATTHEW WEINSTEIN, Managing Member

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on 10-4, 2017, by ELAN TAVOR and MATTHEW WEINSTEIN, as the Managing Members of TAVOR WEINSTEIN BUILDERS, LLC, a Texas corporation, on behalf of said corporation.



Notary Public, State of Texas

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10/04/2017 02:05 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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