

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

7200400300465

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

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

That, **DION M. CHARLES AND SPOUSE, EBONY CHARLES, PRO FORMA** ("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, cash in hand paid by **JONATHAN D. JONES, JR., AN UNMARRIED MAN** ("Grantee" whether one or more), the receipt and sufficiency of which are hereby acknowledged by Grantor, and for further consideration of Grantee's execution of a promissory note of even date payable to the order of **WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A.**, hereinafter called First-Lien Beneficiary, at the special instance and request of Grantee, the receipt and sufficiency of which sum, being in the amount of **\$312,000.00**, is hereby acknowledged and confessed; said promissory note payable as provided therein; and the payment of said promissory note is secured by a vendor's lien reserved herein and is additionally secured by a deed of trust of even date with said promissory note, executed by Grantee to **CHUCK OWENS**, Trustee, reference to which deed of trust is hereby made for all purposes; and in consideration of the payment by First-Lien Beneficiary of the sum specified in the deed of trust, Grantor hereby transfers, sets over, assigns, and conveys unto First-Lien Beneficiary and it assigns a vendor's lien and superior title retained and reserved herein against the property and premises conveyed herein in the same manner and to the same extent as if said promissory note had been executed in Grantor's favor and assigned by Grantor to First-Lien Beneficiary without recourse.

But, it is expressly agreed and stipulated that the vendor's lien and superior title are retained in favor of the First-Lien Beneficiary against the above described property, premises, and improvements, until the above respective note is fully paid according to its terms, when this deed shall become absolute.

And Grantor has GRANTED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, SELL, AND CONVEY, unto said Grantee all interest in the following described property ("Property"), together with all improvements thereon and fixtures thereto:

LOT 8, BLOCK 4, OF EDGEWOOD VILLAGE SEC. 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 674774, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described Property, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee and Grantee's heirs, executors, administrators, successors, and assigns forever; and it is agreed that Grantor and Grantor's successors are hereby bound to warrant and forever defend, all and singular interest of the Property against every person whomsoever claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all valid and subsisting restrictions, restrictive covenants, easements, interests, minerals or leases, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, declarations, special assessments, outstanding interests and encumbrances, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above described Property as shown by the records in the Office of the County Clerk of the above-referenced county and state.

RP-2023-254827

COPY

Current ad valorem taxes on said Property having been prorated, the payment thereof is assumed by Grantee.

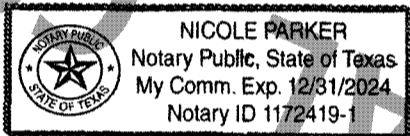
When this deed is executed by more than one person, or when the Grantee is more than one person, this instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

EXECUTED this 7th day of July, 2023.

Dion Charles
DION M. CHARLES

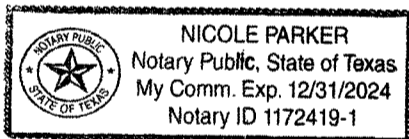
Ebony Charles
EBONY CHARLES

This instrument was acknowledged before me on this, the 7th day of July, 2023, by DION M. CHARLES.



Nicole Parker
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

This instrument was acknowledged before me on this, the 7th day of July, 2023, by EBONY CHARLES.



Nicole Parker
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

AFTER RECORDING, PLEASE RETURN TO:

JONATHAN D. JONES, JR.

14830 Nickel Plank Rd.

Houston, TX 77049

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UNOFFICIAL COPY

RP-2023-254827
Pages 3
07/10/2023 08:23 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

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