

After Recording Return To:
BRETT A GRABNER and JULIE GRABNER
2507 PINE BEND DR
KINGWOOD, TEXAS 77339-3616

Loan No. 1201811300

TEXAS GENERAL WARRANTY DEED
With Vendor's Lien

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.

Effective Date: January 8, 2019

Grantor (whether one or more): CHEFACH HOLDINGS, LLC

Grantee (whether one or more): BRETT A GRABNER AND JULIE GRABNER, HUSBAND AND WIFE

Grantee's Mailing Address: 2507 PINE BEND DR
KINGWOOD, TEXAS 77339-3616

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of THREE HUNDRED ONE THOUSAND ONE HUNDRED FIFTY AND NO/100 Dollars (\$301,150.00) (the "Note"), executed by the Grantee and payable to the order of CRYSTAL CLEAR MORTGAGE, LLC, TEXAS LIMITED LIABILITY COMPANY (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to MALCOLM D. GIBSON, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in HARRIS County, Texas to-wit: LOT 7, IN BLOCK 1 OF THE CORRECTED PLAT OF KINGWOOD LAKES VILLAGE, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 291, PAGE 110, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS..

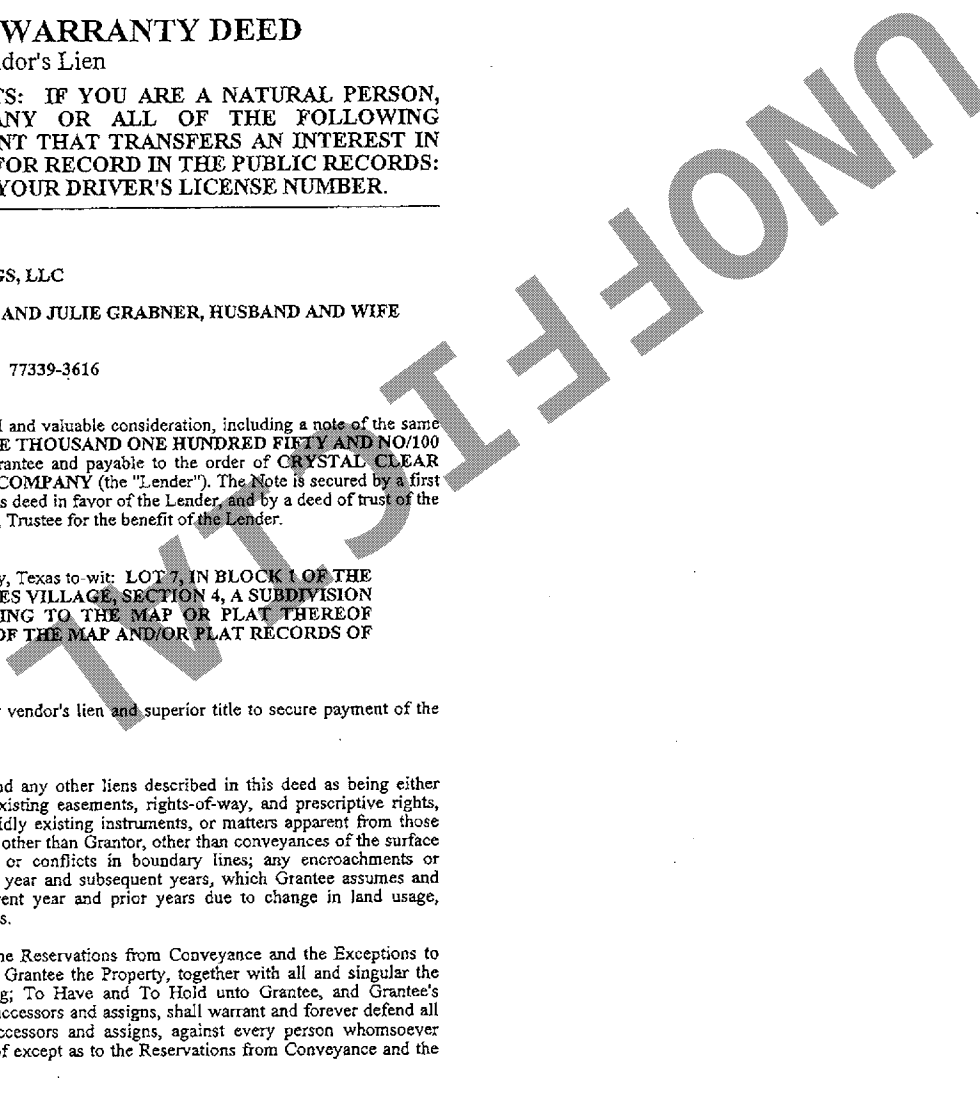
Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

RECORDED AT THE REQUEST
OF FIRST AMERICAN TITLE
GF# - 2369888-80



RP-2019-13029

The Lender, at Grantee's request, has paid in cash to Grantor the 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 the Lender, and are transferred to the Lender without recourse against Grantor.

Executed to be effective as of the Effective Date.

✓ 1/8/19 ✓ 1/8/19
CHEFACH HOLDINGS, LLC Date _____
Dawn Gilliland - Managing member

Acknowledgements
STATE OF Nevada Individual
COUNTY OF Clark

This instrument was acknowledged before me on Jan 8th 2019, by
CHEFACH HOLDINGS, LLC. Dawn Gilliland, managing member

Notary Public
Printed Name: Julia Thompson

(Seal)

STATE OF TEXAS Individual
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

Notary Public
Printed Name: _____

(Seal)

STATE OF TEXAS Corporate/Partnership
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____
of _____, on its behalf.

Notary Public
Printed Name: _____

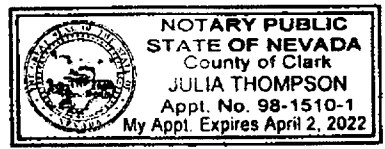
(Seal)

STATE OF TEXAS Attorney-in-Fact
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____
attorney-in-fact on behalf of _____

Notary Public
Printed Name: _____

(Seal)



RP-2019-13029

COPY

UNOFFICIAL

RP-2019-13029
Pages 3
01/11/2019 08:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY

RP-2019-13029