

Charter Title Company
GF# 1010000300118

WARRANTY DEED WITH VENDOR'S LIEN

GENTLE
Loan Number: 508723040165392
MIN:1000195-3000104093-3

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.

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

THAT **TODD E. SIFF AND BETSY R. SIFF, HUSBAND AND WIFE**, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **MATTHEW SCOTT GENTLE AND ANDREA LITTLE GENTLE, HUSBAND AND WIFE**, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain promissory note(s) hereinafter called "Note", in the principal sum of **\$2,506,875.00**, of even date herewith, payable to the order of **Zions Bancorporation, N.A. dba Amegy Bank**, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to **Zions Bancorporation, N.A. dba Amegy Bank**, 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 included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

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, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



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Taxes for the current year have been prorated and their payment is assumed by Grantee.


This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, 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 of the County Clerk of said County.

BY ACCEPTANCE OF THIS GENERAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATION, WARRANTY OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, DESIGN, OPERATION, FITNESS OR SUITABILITY FOR USE OR PURPOSE OF THIS PROPERTY OR ANY PART OR PORTION THEREOF IN ANY RESPECT WHATSOEVER. THE PROPERTY IS SOLD, TRANSFERRED AND CONVEYED "WHERE IS" AND "AS IS". EXCEPT FOR THE EXPRESS WARRANTIES AS TO TITLE, ALL COVENANTS, AGREEMENTS, WARRANTIES OR REPRESENTATIONS ARE HEREBY EXPRESSLY NEGATED.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 20th day of JUNE, 2023.



TODD E. SIFF



BETSY R. SIFF



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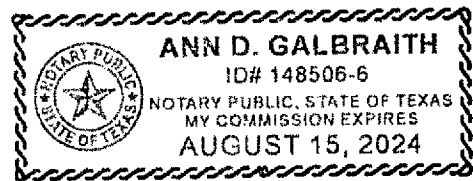
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me this June 20, 2023 by TODD E. SIFF; AND BETSY R. SIFF.

Notary Public

GRANTEE'S ADDRESS:
3409 OVERBROOK LN
HOUSTON, TEXAS 77027



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UNOFFICIAL COPY



EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 0.9026 ACRE OF LAND BEING LOT 10 OF BAHR-BEINHORN SUBDIVISION AN UNRECORDED SUBDIVISION SITUATED IN THE ROBERT VINCE SURVEY ABSTRACT NUMBER 77, HARRIS COUNTY, TEXAS, BEING THAT SAME CALLED 0.9007 ACRE TRACT OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) M615515, SAID 0.9026 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THAT CERTAIN CALLED 1.2038 ACRE TRACT (LOT 9) OF RECORD UNDER H.C.C.F. NO. Y482610:

BEGINNING IN THE CENTERLINE OF COUNTRY LANE (40 FOOT ROADWAY AND UTILITY EASEMENT), FOR THE COMMON NORTHEAST CORNER TO SAID LOT 10, THE MOST SOUTHERLY CORNER TO THAT CERTAIN CALLED 39,840 SQUARE FOOT TRACT (LOT 11), IN THE WEST LINE OF THAT CERTAIN TRACT (LOT 18) OF RECORD UNDER H.C.C.F. NO. M039327, IN THE ARC OF A CURVE TO THE LEFT;

THENCE, 128.38 FEET ALONG THE ARC OF SAID CURE TO THE LEFT, FOLLOWING SAID CENTERLINE, HAVING A RADIUS OF 2857.51 FEET, TO THE COMMON SOUTHEAST CORNER TO SAID LOT 10, THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER TO THAT CERTAIN CALLED 1.07 ACRE TRACT (LOT 8) OF RECORD UNDER H.C.C.F. NO. L207905;

THENCE, NORTH 89°19'15" WEST, AT 20.00 FEET PASSING AN IRON ROD FOUND IN THE WEST LINE OF SAID COUNTRY LANE, IN ALL A DISTANCE OF 204.98 FEET TO AN IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER TO SAID LOT 10, THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER TO SAID LOT 9;

THENCE, NORTH 00°25'00" EAST, AT 195.17 FEET PASSING AN IRON ROD FOUND IN THE SOUTHERLY LINE OF SAID COUNTRY LANE, IN ALL A DISTANCE OF 255.17 FEET TO THE COMMON NORTHWEST CORNER TO SAID LOT 10, THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER TO SAID LOT 9 AND THE SOUTHWEST CORNER TO SAID LOT 11, IN THE CENTERLINE OF SAID COUNTRY LANE;

THENCE. SOUTH 57°43'21" EAST, ALONG SAID CENTERLINE, 242.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9026 ACRE OF LAND.



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Pages 5
06/23/2023 11:49 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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