

WHEN RECORDED MAIL ORIGINAL TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

(GF 22002949)

Glossary of Terms

Grantor shall mean Marie-Louise Fontan a/k/a Marie-Louise Jardin, a single person

Grantee shall mean Douglas A. Daniels and Jennifer L. Daniels

Grantee's Address shall mean 10 Inverness Park Way, Houston, TX 77055

Consideration: \$10.00 and other good and valuable considerations to Grantor in hand paid by the Grantee, and the further consideration of the execution and delivery by the Grantee of a promissory note of even date herewith in the original principal sum of \$700,000.00 ("Note") payable to First United Bank and Trust Company ("Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date herewith from Grantee to Greg Massey, Trustee

Property shall mean that certain tract or parcel of land, situated in Harris County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes;

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: all and singular, but only to the extent that the same are currently valid and enforceable against the Property, the following: (i) easements and rights of way, whether of record or not; (ii) all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, prior mineral severances, and other instruments that affect the Property; (iii) water interests outstanding in persons other than Grantor (iv) rights of adjoining owners of fences situated on a common boundary line; (v) any discrepancies, conflicts or shortages in area or boundary lines; and (vi) taxes for the current year, which Grantee assumes.

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The Conveyance

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 successors and assigns 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.

In addition Grantor for the same Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, **GRANTS, SELLS and CONVEYS** to Grantee (i) all improvements located on the Property, if any; (ii) any and all appurtenant easements or rights of way affecting the land, and any of Grantor's rights to use same; (iii) any and all rights of ingress and egress to and from the land and any of Grantor's rights to use same; (iv) the mineral rights, if any, owned by Grantor relating to the land, unless otherwise reserved in the Reservations from Conveyance; and (v) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the land, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the land (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the land, and (d) any and all reversionary interests in and to the Property. Notwithstanding anything contained herein to the contrary, Grantor is granting, selling and conveying the rights described in (iii) and (v) directly above, **WITHOUT WARRANTY** (whether statutory, expressed or implied).

The Lender, at the instance and request of the Grantee, has advanced and paid in cash to Grantor that portion of the purchase price of the Property as evidenced by the Note, and a vendor's lien and superior title to the Property is retained herein for the benefit of the Lender, and the same are hereby **TRANSFERRED, ASSIGNED, SOLD AND CONVEYED** by the Grantor to the Lender, its successors and assigns **WITHOUT RECOURSE**. It is further expressly agreed that the vendor's lien, as well as the superior title in and to the Property is retained against the Property until the Note and all interest thereon is fully and finally paid according to the face tenor, effect and reading thereof when this deed shall become absolute.

When the context of this instrument requires, (i) the singular nouns and pronouns include plural; (ii) any gender includes the other genders; and (iii) the term "*successors and assigns*" includes "*legal representatives, heirs, administrators, executors, successors and assigns*".

Balance of page left intentionally blank – Signature page to follow

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Executed this, the 31st day of May, 2022, to be effective as of May 31, 2022.

Marie-Louise Veronique Fontan



Marie-Louise Fontan a/k/a Marie-Louise Jardin

Grantor and Grantee acknowledge receipt of the Attorney Representation and Fee Notice & Document Correction Agreement from Julian M. Moss, Jr., Attorney at Law, and understand and accept its terms.

THE STATE OF TEXAS:

COUNTY OF GALVESTON:

Before me, **Yu Ling**, on this day personally appeared by means of an interactive two-way audio and video communication **Marie-Louise Fontan a/k/a Marie-Louise Jardin**, who is known to me or has provided satisfactory evidence of identity in accordance with Chapter 406, Texas Government Code to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

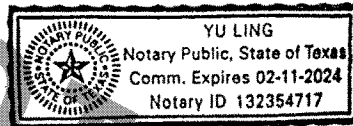
05/31/2022 08:32 AM CDT

Given under my hand and seal of office this _____ day of _____, 2022

Yu Ling



Yu Ling



My Commission Expires 02/11/2024

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

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Exhibit "A"

Lot Three (3), of REPLAT OF INVERNESS PARK, SECTION THREE (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 347128, of the Map Records of Harris County, Texas.

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06/02/2022 01:34 PM

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

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