

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.

Date: October 15, 2020, but effective however, October 15, 2020

Grantor: FREDERIC FONTAROSA a/k/a FREDERIC GILLES FONTAROSA a/k/a FREDERIC G. FONTAROSA and ANNE-MARIE LIPPINI FONTAROSA a/k/a ANNE MARIE FONTAROSA a/k/a ANNE-MARIE ANTOINETTE LIPPINI EP. FONTAROSA a/k/a ANNEMARIE L. FONTAROSA, husband and wife, acting herein by and through their duly authorized Agent, CHRISTIAN FITSCH-MOURAS

Grantor's Mailing Address (including county):

Frederic G. Fontarosa
Wilhelmsen Ship Service
24th Floor, Damac Executive Heights
P.O. Box 8612
Dubai, UAE

Anne-Marie Lippini Fontarosa
16 rue Joliot-Curie
13960 Sausset les Pins
France

Grantee: MINGYU TANG and SHAOLI LYU, a married couple

Grantee's Mailing Address (including county):

5139 Beechnut Street
Houston, Harris County, Texas 77096-1422

Consideration:

For and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration and a Note of even date that is in the principal amount of THREE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$304,000.00), and is executed by Grantee, payable to the order of KELLER MORTGAGE, LLC, dba KELLER MORTGAGE, an Ohio limited liability company. The Note is secured by a vendor's lien retained in favor of KELLER MORTGAGE, LLC, dba KELLER MORTGAGE, an Ohio limited liability company, in this Deed and by a Deed of Trust of even date from Grantee to Allan B. Polunsky, Trustee.

FILED BY
TRADITION TITLE COMPANY
24008877

RP-2020-498595

Property (including any improvements):

Lot Six (6), Block Fourteen (14), MEYERLAND, SECTION TWO (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 48, Page 30, Map Records, Harris County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

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

KELLER MORTGAGE, LLC, dba KELLER MORTGAGE, an Ohio limited liability company, 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 described. The vendor's lien and superior title to the Property are retained for the benefit of KELLER MORTGAGE, LLC, dba KELLER MORTGAGE, an Ohio limited liability company, and are transferred to that party without recourse on Grantor.

Grantor has executed and delivered this General Warranty Deed with Vendor's Lien and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this General Warranty Deed with Vendor's Lien and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

**FREDERIC FONTAROSA a/k/a FREDERIC
GILLES FONTAROSA a/k/a FREDERIC G.
FONTAROSA ~~FREDERIC FONTAROSA a/k/a~~
~~FREDERIC GILLES FONTAROSA a/k/a~~
~~FREDERIC G. FONTAROSA~~**

**By: Christian Fittsch-Mouras Agent
CHRISTIAN FITTSCH-MOURAS, Agent**

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ANNE-MARIE LIPPINI FONTAROSA a/k/a
ANNE MARIE FONTAROSA a/k/a
ANNE-MARIE ANTOINETTE LIPPINI EP.
FONTAROSA a/k/a ANNEMARIE L.
FONTAROSA ANNE-MARIE LIPPINI FONTAROSA
a/k/a ANNE-MARIE FONTAROSA a/k/a
ANNE-MARIE ANTOINETTE LIPPINI EP
By: Christian Eitsch-Mouras Agent
CHRISTIAN EITSCH-MOURAS
FONTAROSA a/k/a ANNEMARIE L.
FONTAROSA

AGREED TO AND ACCEPTED BY:

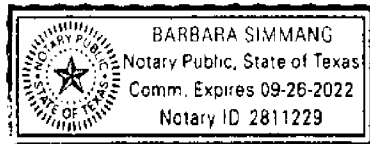
[Signature]
MINGYU TANG

[Signature]
SHAOLI LYU

THE STATE OF TEXAS §
COUNTY OF HARRIS §

UNOFFICIAL COPY

This instrument was acknowledged before me on the 15th day of October, 2020, by CHRISTIAN FITSCH-MOURAS, Agent for FREDERIC FONTAROSA a/k/a FREDERIC GILLES FONTAROSA a/k/a FREDERIC G. FONTAROSA and ANNE-MARIE LIPPINI FONTAROSA a/k/a ANNEMARIE FONTAROSA a/k/a ANNE-MARIE ANTOINETTE LIPPINI EP. FONTAROSA a/k/a ANNEMARIE L. FONTAROSA, in the capacity therein stated.



[Signature]
Notary Public, State of Texas
Notary's printed name:

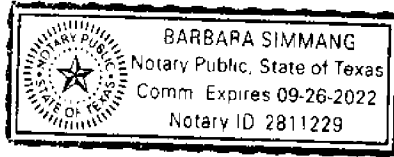
Notary's commission expires:

RP-2020-498595

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15th day of October, 2020, by MINGYU TANG.



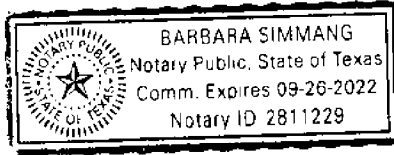
Barbara Simmang
Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15th day of October, 2020, by SHAOLI LYU.



Barbara Simmang
Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

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RP-2020-498595
Pages 5
10/16/2020 01:41 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-498595

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