

AFTER RECORDING RETURN TO:
TRANSACTION TITLE
GF#: 10003600

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.

Warranty Deed with Vendor's Lien

Date: August 5, 2020

Grantor: Max Management, LLC, a Texas limited liability company; and Tara Space Automation, LLC, a Texas limited liability company

Grantor's Mailing Address:

Max Management, LLC
4314 Heite St
Houston, Texas 77072

Tara Space Automation, LLC
7 Beaver Tail Point
Houston, Texas 77024

Grantee: Jennifer Guerrero and Samuel Mongonia

Grantee's Mailing Address:

Jennifer Guerrero and Samuel Mongonia
17810 Thiesswood Lane
Spring, Texas 77379

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Caliber Home Loans, Inc., a Delaware corporation, in the principal amount of TWO HUNDRED TWENTY-SEVEN THOUSAND FIFTY AND 00/100 DOLLARS (\$227,050.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Caliber Home Loans, Inc., a Delaware corporation, and by a first-lien deed of trust of even date from Grantee to Thomas E. Black, Jr., Trustee.

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COPY

Property (including any improvements):

Lot 23, in Block 22 of Partial Replat of MEMORIAL NORTHWEST SECTION FOUR, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 225, Page 85 of the Map Records of Harris County, Texas.

Commonly known as: 17810 Thiesswood Lane, Spring, Texas 77379

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2020 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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 heirs and successors 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.

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

Caliber Home Loans, Inc., a Delaware corporation, 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. The

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first and superior vendor's lien against and superior title to the Property are retained for the benefit of Caliber Home Loans, Inc., a Delaware corporation and are transferred to Caliber Home Loans, Inc., a Delaware corporation without recourse against Grantor.

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

Max Management, LLC,
a Texas limited liability company

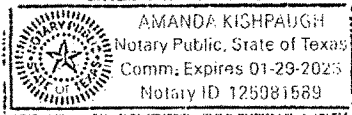

Majid Safshekan, Managing Member

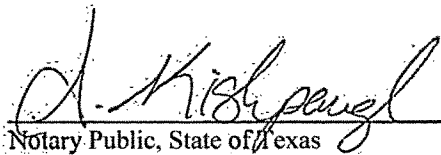
Tara Space Automation, LLC,
a Texas limited liability company


Mehboubah Lahijani, Authorized Representative

STATE OF TEXAS)
COUNTY OF HARRIS)

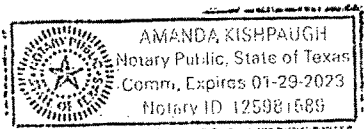
This instrument was acknowledged before me on August 5, 2020, Majid Safshekan, Managing Member of Max Management, LLC, a Texas limited liability company, on behalf of said company.

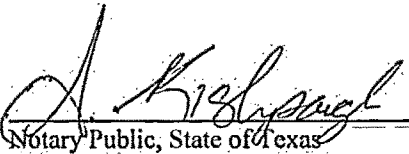



Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF HARRIS)

This instrument was acknowledged before me on August 5, 2020, Mehboubah Lahijani, Authorized Representative of Tara Space Automation, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

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PREPARED IN THE OFFICE OF:

Umatiya Law Firm, PLLC
P.O. Box 19278
Sugar Land, Texas 77496-9278
Phone: (281)456-3870
Fax: (281)402-1970

AFTER RECORDING RETURN TO:

TransAct Title LLC
6117 Richmond Ave., Suite 250
Houston, Texas 77057
Phone: (713)429-5436
Fax: (713)391-8373
GF 12003620

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Pages 5
08/10/2020 07:56 AM
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

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