SW0003142 Secured Title of Texas

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 (EIN) NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

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§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

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Date: December 14, 2021.

Grantor:

Piney Point Homes LLC, a Texas Limited Liability Company

Grantor's Mailing Address: 5855 Cunningham, Houston, Texas 77041

Grantee:

Platinum Tip LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 1304 Dart St. Unit E., Houston, Texas 77007

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of his/her/their one certain Promissory Note of even date herewith in the principal sum of ONE MILLION FOUR HUNDRED NINETEEN THOUSAND THREE HUNDRED No/100 Dollars (\$1,419,300.00) payable to the order of Park Place Finance, LLC, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained and is additionally secured by a Deed of Trust of even date herewith to Brett M Shanks, Trustee.

Property (including any improvements):

LOT TWENTY-THREE (23), IN BLOCK TWO (2) OF WESTGROVE COURT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COMMONLY KNOWN AS 2607 Eastgrove Ln., Houston, Texas 77027

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to

the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

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 hereby binds Grantor and Grantor's heirs, executors, administrators, and successors 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 warranty.

It is expressly agreed that the vendor's lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, at which time this Deed shall become absolute.

Park Place Finance, LLC ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby transferred and assigned to said Lender, its successors and assigns, without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural. Executed on the date first written above.

EXECUTED this 14 day of December, 2021.

By: Piney Point Homes, LLC

Signed in Counterpart

SUSAN MENG, Managing Member

TIE DENG. Managing Member

the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

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When the context requires, singular nouns and pronouns include the plural. Executed on the date first written above.

EXECUTED this 14 day of December, 2021.

By: Piney Point Homes, LLC

JSAN MENG, Managing Member

Signed in Counterpart

TIE DENG, Managing Member

SW0003142 Secured Title of Texas

STATE OF TEXAS

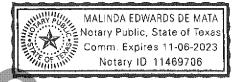
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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

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The above and foregoing instrument was acknowledged before me on this the 14 day December 2021 by Susan Meng and Tie Deng, Managing member of Piney Point Homes, LLC on behalf of said LLC.



Notary Public State of Texas

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

The above and foregoing instrument was acknowledged before me on this the 14 day December 2021 by Susan Meng and Tie Deng, Managing member of Piney Point Homes, LLC on behalf of said LLC.



Notary Public State of Texas

RP-2021-726817 # Pages 6 12/21/2021 09:14 AM e-Filed & e-Recorded in the Official Public Records of HARRIS COUNTY TENESHIA HUDSPETH COUNTY CLERK

Fees \$34.00

LODA UNOFFICIAL

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.

enishin Hudsell COUNTY CLERK HARRIS COUNTY, TEXAS