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20070447502
07/23/2007 RP3 \$24.00

Hold For:
Capital Title
1400 Post Oak Blvd
Suite 150
Houston, TX 77056

AFTER RECORDING MAIL TO:

Ivan Ledet
9831 Brilliant Lake Drive
Humble, TX 77396

Prepared By:
Robertson & Anschutz
10333 Richmond Avenue, Suite 550
Houston, TX 77042

GENERAL WARRANTY DEED

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.

STATE OF TEXAS

§
§

ss.: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Harris

§ *Ivan Ledet, a married man and
Benita Ledet, wife

THAT First Texas Homes, Inc., a Texas Corporation, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Ivan Ledet, a married, hereinafter called "Grantee", whose mailing address is 9831 Brilliant Lake Drive, Humble, TX 77396, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Two Hundred Sixty-Five Thousand Eight Hundred Four Dollars (\$265,804.00), of even date herewith, payable to the order of First Magnus Financial Corporation, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing 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 also being secured by Deed of Trust of even date herewith from Grantee to Everett L. Anschutz, Jr., Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Harris County, Texas, to-wit:

LOT 21, BLOCK 1, CANYON GATE AT PARK LAKES SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO 573035, OF THE MAP RECORDS, OF HARRIS COUNTY, TEXAS

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are 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.

Recorded at the request
of CAPITAL TITLE
GF No.: 07037952 GH

County Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

2007 JUL 23 AM 11:35

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TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title 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.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED this 16 day of July, 2007

Seller: First Texas Homes, Inc.

By: Kaitley Avey
Name:
Title:

KA

UNOFFICIAL COPY

RP 047-44-0005

HP 047-44-00006

UNOFFICIAL

COPY

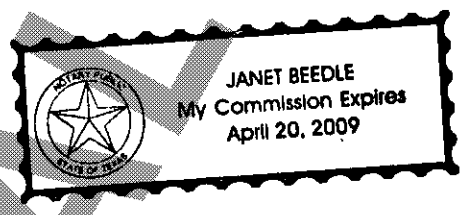
ACKNOWLEDGMENT

STATE OF TEXAS, Tarrant County ss:

This instrument was acknowledged before me on this 16 day of July, 2007, by Kathy Self, Assistant V.P. of First Texas Homes, Inc., on behalf of said corporation.

Janet Beedle
Notary Public

Printed Name of Notary Public



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in its number Sequence on the date and at time stamped herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

JUL 23 2007



Carolyn B. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS