

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

STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS:

THAT, ELEANOR MARGARET CARRANO SWEENEY, AS INDEPENDENT EXECUTRIX OF THE ESTATE OF CLAUDIA JENNE SPANG DECEASED, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable consideration in hand paid by

VINDUSTRIALIST, LLC,
a Texas limited liability company
2007 Brentwood Dr.
Houston, Texas 77019

hereinafter called Grantee, receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of \$576,000.00 in hand paid by FINANCE OF AMERICA COMMERCIAL LLC, hereinafter referred to as Beneficiary, at the special instance and request of the Grantee herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement and other good and valuable considerations, Grantee has executed a note, of even date herewith, in the principal sum of \$576,000.00, being payable as specified therein; said note containing the usual acceleration of maturity and attorney's fees clauses in the event of default; and in consideration of the payment of the above sum by said Beneficiary, Grantor does hereby transfer, set over, assign and convey unto said Beneficiary, its successors and assigns, the vendor's lien and superior title hereinafter retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantor assigned to the Beneficiary without recourse,

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Harris, State of Texas, described as follows, to-wit:

Lot Thirty-five (35), in Block Five (5), of MARIAN OAKS, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 46, Page 37 of the Map Records of Harris County, Texas.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Harris County, Texas, but only to the extent they are still in force and effect.

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

But it is agreed and stipulated that a vendor's lien and the superior title is hereby expressly reserved and retained against all of the property conveyed herein in favor of Grantor and herein assigned to Beneficiary to secure the payment of the above described note until the indebtedness evidenced by said note, and all interest thereon and attorney's fees provided therein have been fully paid according to the face and tenor, effect and reading of said note, when this deed shall become absolute; said note being further and additionally secured by Commercial Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing, of even date therewith from Grantee to McCarthy & Holthus, LLP, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 2nd day of July, 2021.

Eleanor Margaret Carrano Sweeney
ELEANOR MARGARET CARRANO SWEENEY, AS
INDEPENDENT EXECUTRIX OF THE ESTATE OF
CLAUDIA JENNE SPANG DECEASED
Independent Executrix

AS 7/2/2021
STATE OF ~~TEXAS~~ Pennsylvania §

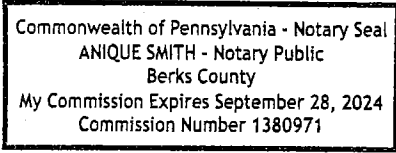
RP-2021-385957

UNOFFICIAL COPY

COUNTY OF Lebanon

§

This instrument was acknowledged before me on the 2nd day of July, 2021, by ELEANOR MARGARET CARRANO SWEENEY, AS INDEPENDENT EXECUTRIX OF THE ESTATE OF CLAUDIA JENNE SPANG DECEASED.



Anique Smith
Notary Public, State of ~~Texas~~ Pennsylvania
AS 7/2/2021

After recording return to:

2007 Brentwood Dr.
Houston, TX 77019

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Pages 3
07/09/2021 08:53 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

UNOFFICIAL COPY

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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