

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.

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

THAT **KEVIN ZARATE** (hereinafter referred to as “Grantor,” whether one or more), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable cash, consideration in hand paid by **URBAN ROW HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY** (hereinafter referred to as “Grantee,” whether one or more), the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the execution and delivery by Grantee of one certain Promissory Note (the “Note”) of even date herewith in the original principal sum of **THREE HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (U.S. \$360,500.00)** bearing interest at the rate therein stipulated, payable to the order of **RFLF 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY** (hereinafter referred to as “Lender”), as therein provided, the payment of which Note is secured by Vendor’s Lien and superior title hereinafter reserved and retained and assigned to Lender, and is additionally secured by a Deed of Trust from the Grantee herein to **MICHAEL E. GILLMAN, TRUSTEE**, conveying unto the Trustee the hereinafter described real property, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee the following tract or parcel of land, together with all improvements thereon (the “Property”), more particularly described as:

LOT 34, IN BLOCK 16, OF PLAN OF LINCOLN HEIGHTS ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS FOR REFERENCE ONLY: 3306 BACCHUS STREET, HOUSTON, TEXAS 77022.

Reservations from Conveyance and Warranty:

None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, easements and mineral reservations, if any, affecting the use of the Property now of record in the Office of the County Clerk of the County in which the Property is situated, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, affecting the use of the Property (the “Permitted Encumbrances”).

Taxes for the current year have been prorated as of the date hereof and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee’s successors and assigns, and subject to the Permitted Encumbrances, Grantor does hereby bind Grantor, Grantor’s heirs, executors, administrators and assigns, to Warrant and Forever Defend all and singular the Property unto Grantee, Grantee’s successors and assigns, against every person whomsoever

RP-2022-538255

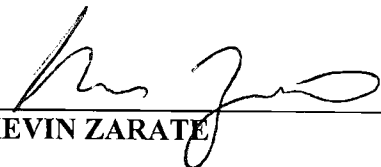
lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the superior title in and to the Property, is reserved and retained against the Property until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Lender, at the instance and request of the Grantee herein, has advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property which is evidenced by the Note. The Vendor's Lien, together with the superior title to the Property, are reserved and retained for the benefit of Lender, and the same are hereby transferred and assigned to Lender, its successors and assigns, without recourse on Grantor.

Singular nouns and pronouns include the plural and vice-versa, as may be appropriate to the context.

Dated and to be effective on November 1st, 2022.

Grantor:



KEVIN ZARATE

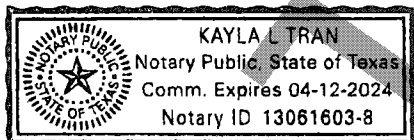
THE STATE OF TEXAS
COUNTY OF HARRIS

§
§

This instrument was acknowledged before me on this 1st day of November 2022, by KEVIN ZARATE.



NOTARY PUBLIC



AFTER RECORDING RETURN TO Grantee at Grantee's address:
URBAN ROW HOLDINGS LLC, a Texas limited liability company
1202 E 32ND 1/2 STREET
HOUSTON, TX 77022

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COPY

UNOFFICIAL COPY

RP-2022-538255
Pages 3
11/04/2022 08:07 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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