

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.

STATE OF TEXAS
HARRIS COUNTY

KNOW ALL MEN BY THESE PRESENTS, That **TWIN PEAK INVESTMENTS, LLC**, a Texas Limited Liability Company hereinafter called "**GRANTOR**" (whether one or more) for and in consideration of the sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid and the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution by, **DANMAISORO CAPITAL, LLC**, a Texas Limited Liability Company hereinafter called "**GRANTEE**" of that one certain promissory real estate lien note in the original principal sum of Three Hundred Ninety Six Thousand And No/100 Dollar (\$396,000.00) payable to the order of Boomerang Finance SUB-REIT, LLC a Delaware limited liability company, in installments and bearing interest as therein provided, secured by a Vendor's first Lien retained herein and additionally secured by a Deed of Trust of even date therewith executed by the Grantee herein to **Boomerang Acceptance, LLC**, located at PO Box 20130, Mesa, AZ 85277 as **Trustee**, reference to which is hereby made for all purposes; and in consideration of the payments of the sum above mentioned by the Beneficiary above mentioned, Grantor hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein 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 Grantors' favor and by said Grantor assigned to the Beneficiary without recourse, that

GRANTOR has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said **GRANTEE** the following described real property to-wit:

Lot Twenty-Eight (28), Block One (1), of NORTHAMPTON ESTATES, PHASE II, an addition in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 343, Page 145, of the Map Records of Harris County, Texas.

TO HAVE AND TO HOLD, the real property, above described, together with all and singular, the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, their heirs and assigns forever. And Grantor do hereby bind themselves, their heirs, successors, executors and administrators, to warrant and forever defend all and singular, the said real property unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is delivered and accepted subject to the following: taxes of every nature due for the current and subsequent years, any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, rights of way, utility district assessments, maintenance and assessment liens, if any applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances;

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note is fully paid, as according to its terms, when this deed shall become absolute.

When the context requires, singular words include the plural.

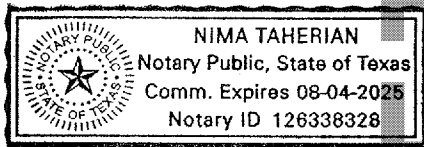
Executed this 27TH day of October 2023.

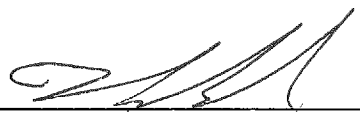
Twin Peak Investments, LLC


BY: MAAMUN DANMAISORO, Member

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 27TH day of OCTOBER, 2023, by MAAMUN DANMAISORO, member of Twin Peak Investments, LLC and on behalf of said Limited Liability Company.




Notary Public Signature

After Recording Return To:
Danmaisoro Capital, LLC
3515 West Dallas St, Ste 6020
Houston, TX 77019

APN: 116-981-001-0028

RP-2023-415027

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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.



Tenesha Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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