

AFFIDAVIT & MEMORANDUM
OF CONTRACT TO PURCHASE REAL ESTATE

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

BEFORE ME, the undersigned authority, on this day personally appeared, SHAKA DANIEL on behalf of Buyer/Assignee, MAESTRO PROPERTY BUYERS, who being by me duly sworn, on oath stated:

"My name is SHAKA DANIEL. I am over eighteen (18) years of age, of sound mind, and competent to make this affidavit.

On February 10, 2024, FAST HOUSE SOLUTIONS, LLC signed a Purchase and Sale Agreement for the purchase of Unit 5, Building 22, 1/151 Int Comm Element Glenbrook Townhome, otherwise known as 7827 Leonora St. Houston, Texas Harris County 77061 (who executed the same February 10, 2024 contract and agreed to an assignment of the same contract by Buyers).

A copy of the Purchase and Sale Agreement may be obtained by contacting SHAKA P. DANIEL, whose mailing address is 2339 Commerce Street, Houston, Texas 77002, and whose telephone number is 832-732-9541.

Further FAST HOUSE SOLUTIONS, LLC and SHAKA DANIEL on behalf of MAESTRO PROPERTY BUYERS entered into a written assignment of contract for sale and purchase of real estate dated February 15, 2024 relating the above-described real property and any proceeds from the same. A copy of the assignment of contract for sale and purchase of real estate may be obtained by contacting SHAKA P. DANIEL, whose mailing address is 2339 Commerce Street, Houston, Texas 77002, and whose telephone number is 832-732-9541.

COPY
ORIGINAL

RP-2024-53527

Assignee MAESTRO PROPERTY BUYERS record this Affidavit & Memorandum of Contract to Purchase Real Estate to provide written notice to all third parties that FAST HOUSE SOLUTIONS, LLC and MAESTRO PROPERTY BUYERS have a valid, signed contract with Seller, RAGNAR Dev LLC and have agreed to purchase the real property for valuable consideration from Seller, RAGNAR Dev LLC.

Affiant sayeth further not.”

Dated February 15, 2024.

Shaka Daniel

SHAKA DANIEL, *Managing Partner of*
MAESTRO PROPERTY BUYERS

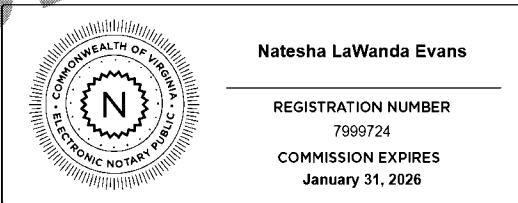
THE STATE OF Virginia

COUNTY OF Prince William

This instrument was acknowledged before me (a notary public) on the 15 day of ~~January~~ ^{February}, 2024 by SHAKA DANIEL, Managing Partner of MAESTRO PROPERTY BUYERS and as ASSIGNEE of the assignment partner with Fast House Solutions, LLC

Natesha LaWanda Evans

NOTARY PUBLIC IN AND FOR
THE STATE OF Virginia



MCE: 01/31/2026

Notarized remotely online using communication technology via Proof.

RP-2024-53527

UNOFFICIAL COPY

RP-2024-53527
Pages 3
02/15/2024 02:11 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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

RP-2024-53527

COPY
ORIGINAL
DUPLICATE