

Commitment Number: 240082232  
Seller's Loan Number: 0014693097

This instrument prepared by: Daniel S. Nathan, Esq., 8940 Main Street, Clarence, NY 14031,  
866-333-3081.

After Recording Return To:  
ISABEL JARAMILLO and JOSE A. RANGEL  
3530 Avalon Castle Dr  
Spring, TX 77386

**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.**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
123-465-002-0007**

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**SPECIAL/LIMITED WARRANTY DEED**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, with covenants of special warranty to ISABEL JARAMILLO, A SINGLE MAN and JOSE A. RANGEL, A SINGLE MAN, hereinafter grantee, whose tax mailing address is 3530 Avalon Castle Dr, Spring, TX 77386, the following real property:**

**LOT SEVEN (7), IN BLOCK TWO (2), OF LEXINGTON WOODS, SECTION NINE (9), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 524, PAGE 164, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**Property Address is: 25126 PEPPER RIDGE LANE, SPRING, TX 77373**

Prior instrument reference: **RP-2021-721437**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

UNOFFICIAL COPY

RP-2024-68124

Executed by the undersigned on Feb 15, 2024:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] FEB 15 2024

Name: Terry Boren

Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Feb. 15, 2024. Before me, Rachel Hadfield, a Notary Public of said State and County aforesaid, personally appeared Terry Boren \* Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

\*Personally Known

[Signature]  
Notary Public **Rachel Hadfield**



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COPY UNNOTED

RP-2024-68124  
# Pages 4  
02/28/2024 10:35 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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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