

Capital Title
GF#23-773437-PN

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.

Date: December 10th, 2023

Grantor: Catamount Properties 2018 LLC, a Delaware limited liability company

Grantor's Mailing Address: 2015 Manhattan Beach Blvd #100, Redondo Beach, CA 90278

Grantee: Hilda Quintero, A Married Woman, Joined Herein Pro Forma by her Spouse, Jeremy Martin

Grantee's Mailing Address: 4207 Butternut Court, Houston, Tx 77038

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Network Funding in the principal amount of Three Hundred Seven Thousand Four Hundred Ninety and 00/100 Dollars (U.S. \$307,490.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Network Funding in by a first-lien deed of trust of even date from Grantee to Travis C. Budger, trustee.

Property (including any improvements):

Lot 20 in Block 5 of INWOOD FOREST, SECTION 9, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 164, Page 46, of the Map Records, Harris County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

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Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **Fairway Independent Mortgage Corporation** in the payee of such Note, and the successors and assigns of such payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 10th day of December 2023.

Catamount Properties 2018 LLC, a Delaware limited liability company

By: Wedgewood, LLC, a Delaware limited liability company

Its Manager



By: Darin Puni, Authorized Agent

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me this _____ by _____, authorized agent for Wedgewood, LLC manager of Catamount Properties 2018 LLC, a Delaware limited liability company.

NOTARY PUBLIC - STATE OF

"SEE ATTACHED"

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CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 10th day 3rd

of ~~November~~ ^(A) December, 20 23, by Darin Puhl, authorized agent.

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

[Empty box for description of attached document]

containing _____ pages, and dated _____

Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="radio"/> form(s) of identification	<input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Affiant(s) Thumbprint(s)	<input type="checkbox"/> Describe: _____

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Pages 4
12/19/2023 03:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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