

Return To:
YUQIAN LU
15114 ARMADILLO LOOKOUT TRAIL
CYPRESS, TEXAS 77433

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

(Texas - Vendor's Lien Retained and Assigned to Third Party Lender)

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**

COUNTY OF **HARRIS**

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That on the **22ND** day of **FEBRUARY**, 2024
ALBERTA J. SHAW

whose address is
7014 TIMBER POST LN, HUMBLE, TEXAS 77346

hereinafter called "Grantor", whether one or more, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by **YUQIAN LU, MARRIED**

whose address is
15114 ARMADILLO LOOKOUT TRAIL, CYPRESS, TEXAS 77433

hereinafter called "Grantee", whether one or more, the receipt of which is hereby fully acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of **\$ 176,250.00**, payable to the order of **FIRST ALLIANCE HOME MORTGAGE, LLC**

whose address is
20 JACKSON DRIVE, CRANFORD, NJ 07016

hereinafter called "Lender", as therein specified and providing for acceleration of maturity and for attorneys' fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith from Grantee to

2401EM060593

RP-2024-65170

copy UNOFFICIAL

GEORGE ISKANDER

whose address is

20 JACKSON DRIVE, CRANFORD, NJ 07016

hereinafter called "Trustee", has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to all that certain real property described herein:

LOT FIVE (5), BLOCK FOUR (4), OF ATASCA WOODS, SECTION FOUR (4), AMENDING PLAT NO. 1, AN ADDITION IN HARRIS COUNTY, TEXAS AS PLATTED BY FILM CODE NO. 530086 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

more commonly known as:

7014 TIMBER POST LN, HUMBLE, TEXAS 77346

HOWEVER, this conveyance is made subject to any and all valid and existing restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, covenants and conditions, if any, applicable to and enforceable against the hereinabove described property as shown and filed in the Official Public Records for Real Property in the County Clerk's Office of **HARRIS** County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof .

Grantor expressly covenants that Grantor owns the above-described real property, both in terms of the quantity of the land described therein and the quality of the title set forth therein, and that Grantor has good right to convey the above-described real property.

IT IS EXPRESSLY AGREED that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT, Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion or all of the purchase price of the herein described property as is evidenced by the hereinabove described note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND

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ASSIGNED by Grantor, without recourse, to said Lender, its successors and/or assigns, subrogating Lender to all the rights and remedies of Grantor in the premises by virtue of said lien.

Current ad valorem taxes on said property having been prorated, the payment thereof and all subsequent years are assumed by Grantee.

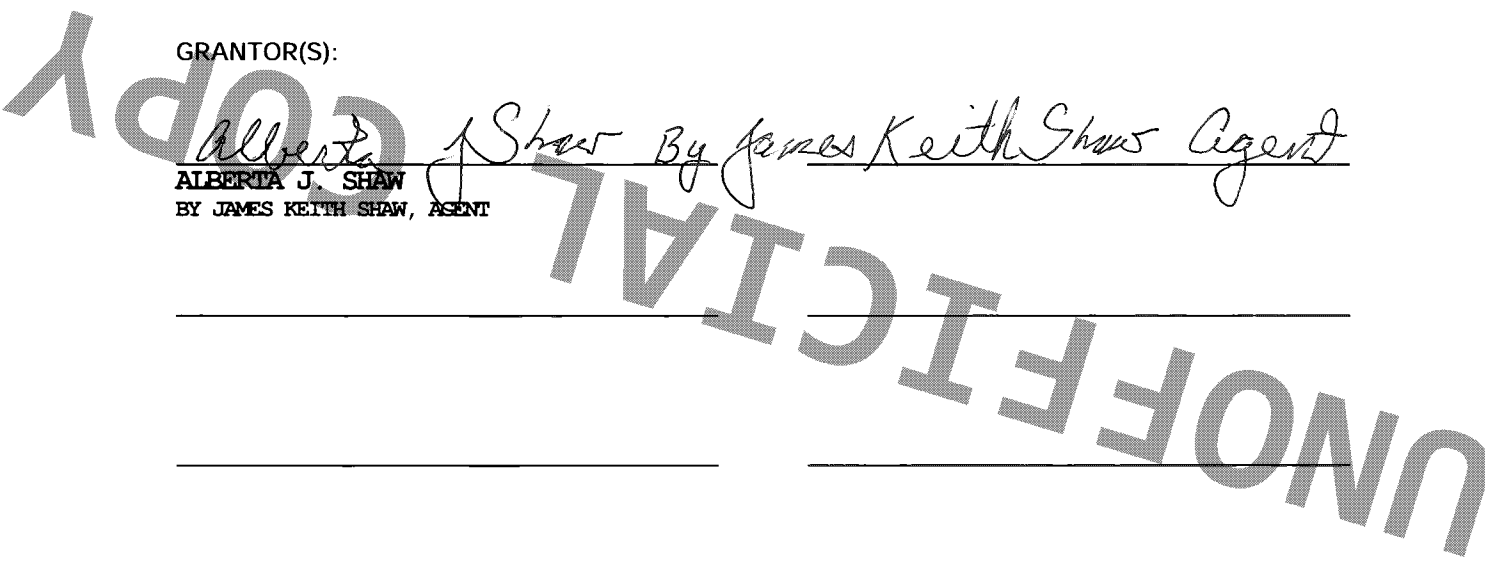
When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 22 day of Feb., 2024, but to be effective **FEBRUARY 22, 2024**.

GRANTOR(S):

Alberta J. Shaw By James Keith Shaw Agent
ALBERTA J. SHAW
BY JAMES KEITH SHAW, AGENT

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STATE OF Texas COUNTY OF Harris §

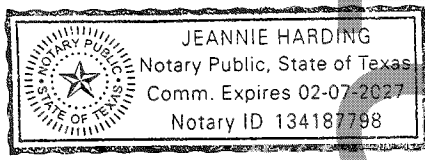
BEFORE ME, the undersigned, on this day personally appeared James Neith Shaw agent for Alberta J. Shaw

known to me (or proved to me on the oath of _____) or through Texas DL;

to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office 22 day of February, 2024.

(Seal)



[Signature]
Notary Public

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Pages 5
02/26/2024 01:38 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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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