

GF#: ETS-23-7611 SWD

**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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Effective this 25th day of January, 2024.

**Date:**

**Grantor:** Longbridge Financial, LLC

**Grantor's Mailing Address:** 3900 Capital City Blvd, Lansing, MI 48906

**Grantee:** Behnam Paizi and Diana Ramirez a married couple

**Grantee's Mailing Address:** 3809 Jack Street, Houston, TX 77006

**Consideration:** The sum of \$429,000.00 (Four Hundred Twenty Nine Thousand Dollars and Zero Cents) and other good and valuable consideration to the undersigned in hand paid by GRANTEE herein named, the receipt of which is hereby acknowledged and further Consideration of the execution and delivery by GRANTEE of one certain Promissory Note of even date herewith in the principal sum of \$341,500.00, payable to the order of JPMorgan Chase Bank, N.A. ("LENDER"), in \_\_\_\_\_ as therein provided and bearing interest at the rates therein specified, and providing for acceleration of maturity in event of default and for attorney's 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 to \_\_\_\_\_, as trustee.

**Property (including any improvements):** The land and real property described on Exhibit A.

**Reservations from and Exceptions to Conveyance and Warranty:** The conveyance is made subject to all matters set forth on Exhibit B.

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 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

It is expressly agreed that the VENDOR'S LIEN, as well as the 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, at which time this Deed shall become absolute.

LENDER, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion 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 ASSIGNED to said Lender, it's successors and assigns.

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

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Longbridge Financial, LLC by Compu-link Corporation dba Celink as Attorney in Fact

By: LRES  
Its: Duly authorized signatory

By: \_\_\_\_\_

Name: SONIA CAPI \_\_\_\_\_

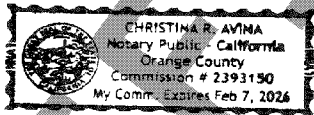
Its: REO CLOSING MANAGER \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF California  
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT SONIA CAPI as REO CLOSING MANAGER on behalf of LRES as Duly authorized signatory for Compu-link Corporation dba Celink as Attorney in Fact for Longbridge Financial, LLC, personally known to me or has produced personally known as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of January, 20 24.



*Christina R. Avina*  
Notary Public Christina R. Avina

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RP-2024-38791

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**Exhibit A  
Legal Description of the Property**

**Tract One:**

**Lot Five (5) Block One (1) of West Alabama Square, an Addition to the City of Houston, Harris County, Texas, according to the Map or Plat thereof Recorded under Film Code No. 406071, of the Map Records of Harris County, Texas.**

**Tract Two:**

**Access Basement a 16 Foot shared driveway as set out on the recorded Plat of West Alabama Square, an addition to the City of Houston, Harris County, Texas, according to the Map or Plat thereof recorded Film Code No. 406071 of the Map Records of Harris County, Texas.**

**Property Address is: 3809 Jack Street, Houston, TX 77006**

**Prior instrument reference: Instrument No. RP-2023-168146**

Prepared by: Aaron Adams, Esq., Texas Bar No. 24050197, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

UNRECORDED COPY

**Exhibit B**  
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any);
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property; and
8. Oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property.

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02/05/2024 09:12 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$41.00

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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