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RP-2023-152899  
04/28/2023 RP1 \$30.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY \_\_\_\_\_

### MEMORANDUM OF PURCHASE AND SALES AGREEMENT

2ee This is a Memorandum of that unrecorded Purchase and Sales Agreement ("Contract"), dated the between **Corey Campbell (heir to Estate of Lenora Phelps)** (hereinafter referred to as "Seller"), and **Hrishikesh Das** hereinafter referred to as ("Buyer") concerning all the real property situated in the city of **Houston**, County of **Harris**, State of Texas Commonly known as **12916 Leader St #2916 Houston, TX 77072**.

and more specifically described in Exhibit "A" attached hereto and made a part hereof by reference, together with all tenements, hereditaments and appurtenances thereunto belonging. For an agreed sum and for good and valuable consideration of the covenants and agreements on the part of the Buyer, Seller has agreed to sell and convey to the Buyer and Buyer has agreed to buy, the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall NOT have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

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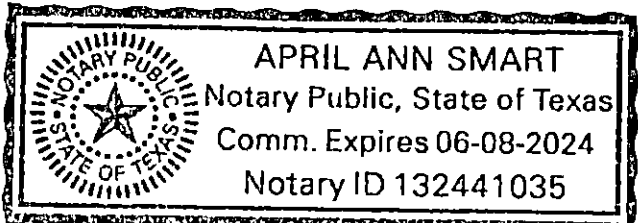
Hrishikesh Das (Signature) Date 04/28/2023  
HRISHIKESH DAS  
State of Texas  
County of Harris

DR

On 04.28.2023 before me April Ann Smart, personally appeared Hrishikesh Das, Who proved to me on the basis of satisfactory evidence to be the person(s) who's name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Signature April Ann Smart  
My Commission Expires 06.08.2024



(This area for official notarial seal)

Ret  
Hrishikesh Das  
5004 Memorial Dr, Apt 336, Houston Tx  
77007

Legal Description TH 93 BLDG 9 WILDFLOWER GREEN T/H SEC 1

Property Address : 12916 Leader St #2916 Houston, TX 77072

COPY UNOFFICIAL

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# Exhibit

## Standard Purchase and Sale Agreement

This agreement is made this 16th day of April, 2023

between Seller(s) Corey Campbell

and Buyer(s) Hrishikesh Das

and/or assigns.

Seller agrees to sell and buyer agrees to buy the following described real property together with all improvements and fixtures and the personal property described below:

Street Address 12916 Leader St

City, State, Zip: Houston, TX, 77072

The purchase price to be paid as follows:

**Total Purchase Price** \$ 150,000

**1. EARNEST MONEY** to be deposited with a licensed title company or attorney within 48 hours of acceptance and ratification of offer.

**2. PRORATIONS, IMPOUNDS & SECURITY DEPOSITS:** Loan interest, property taxes, insurance, and rents shall be prorated as of the date of closing. All security deposits shall be transferred to buyer at closing. All impound accounts for taxes and insurance are included in the purchase price and shall be transferred to buyer at closing. Any shortage in these accounts shall be charged to seller at closing.

**3. CLOSING DATE AND TRANSFER OF TITLE:** This transaction shall close on or before April 28th, 2023. Closing will be held at Declaration and Seller(s) agree to transfer marketable title free and clear of all encumbrances except those listed and pay any required state taxes or stamps required to record deed and mortgage. Seller agrees to furnish title insurance in the amount of the purchase price, showing no encumbrances or exceptions other than previously noted.

**4. DAMAGE TO PROPERTY:** Seller shall maintain property in its current condition and keep it insured against all loss until closing. In the event of destruction covered by insurance, buyer may elect to close and collect the insurance proceeds.

**5. DEFAULTS:** If buyer defaults under this contract, any and all monies deposited by buyer(s) shall be retained by seller as full liquidated damages. If seller defaults, buyer may pursue all remedies allowed by law and seller agrees to be responsible for all costs incurred by buyer as a result of sellers default.

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UNOFFICIAL COPY

Exhibit

6. **SUCCESSORS AND ASSIGNEES:** The terms and conditions of this contract shall bind all successors, heirs, administrators, trustees, executors and assignees of the respective parties.

7. **ACCESS:** Sellers agree that buyers may advertise property and have access during reasonable hours to show property to others.

8. **INSPECTION:**(a) Buyer shall have 10 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire and utilities service shall be made available by the Seller during the Inspection Period; (b) Buyer shall be responsible for prompt payment for such inspections and repair of damage to and restoration of the Property resulting from such inspections; and (c) if Buyer determines, in Buyer's sole discretion, that the condition of the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract.

9. **ADDITIONAL TERMS AND CONDITIONS:**

Seller pays all closing costs.

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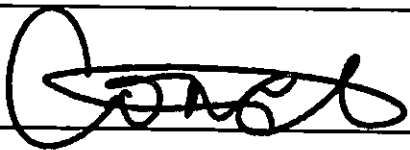
The undersigned have read the above information, understand it and verify that it is correct.

Date: 04/16/2023

Date: 04/16/2023

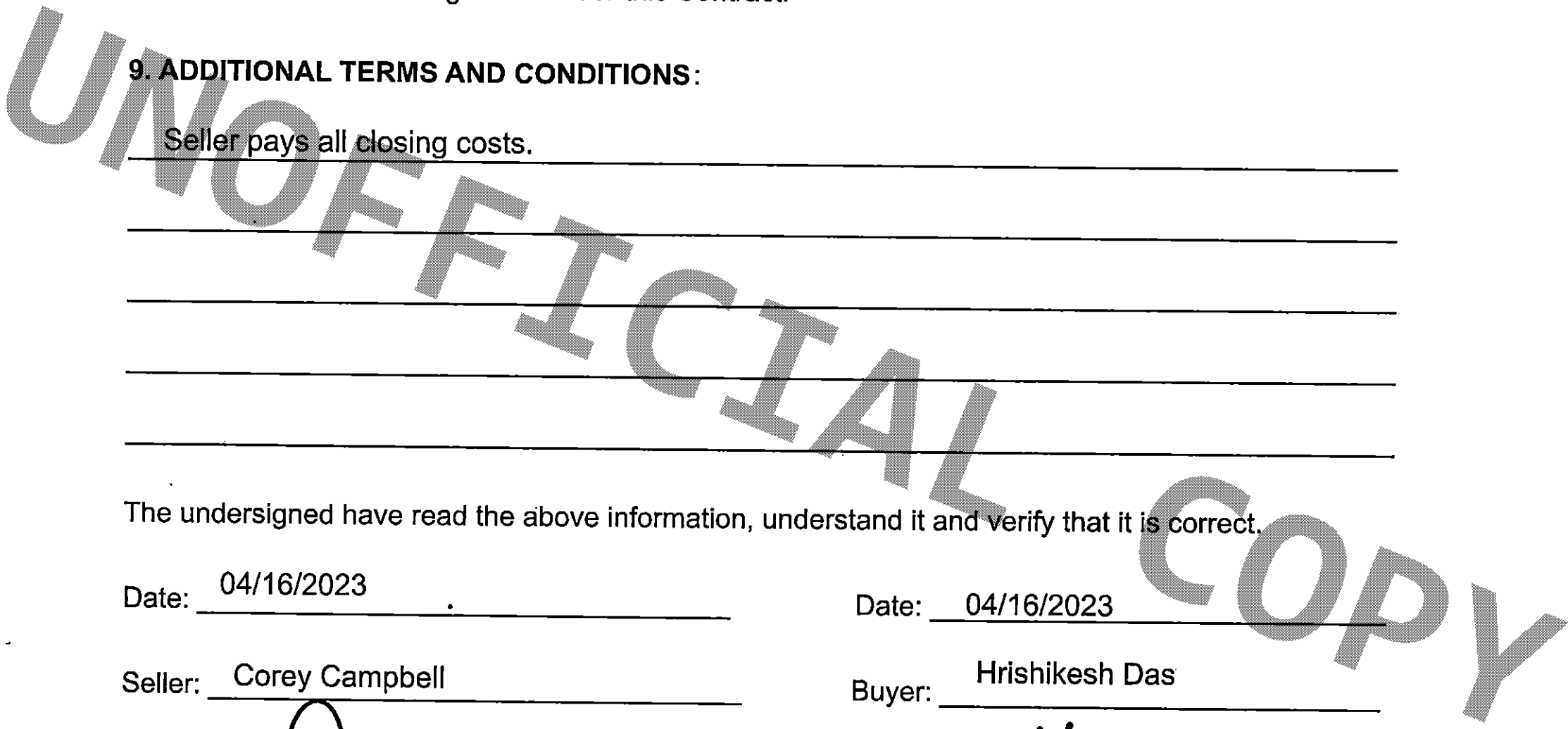
Seller: Corey Campbell

Buyer: Hrishikesh Das

Seller: 

Buyer: 

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



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FILED FOR RECORD

12:58:11 PM

Friday, April 28, 2023

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

COPY

FILED

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

Friday, April 28, 2023

*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



ORIGINAL

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