



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: \$ 19.00

UNIVERSAL TITLE PARTNERS
GP# 18-1592104

MIN#: SPECIAL WARRANTY DEED Loan#: CASDW180002989
WITH THIRD PARTY 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

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND

THAT NEWMARK HOMES HOUSTON LLC, a Texas limited liability company, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by EDWARD CHARLES RAJUAL, a married man, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; and the further consideration of the EXECUTION and DELIVERY by Grantee herein of his one certain Promissory Note of even date herewith for the principal sum of SIX HUNDRED FORTY-SIX THOUSAND EIGHT HUNDRED NINETY-THREE AND NO/100 DOLLARS (\$646,893.00), bearing interest and payable to the order of LENDSURE MORTGAGE CORP., hereinafter referred to as "Lender," as therein provided and containing customary acceleration of maturity, past due interest and attorney's fees clauses; said Note representing funds advanced to Grantor by Lender at the special instance and request of and as a loan to Grantee as part of the purchase price for the hereinafter described property; and said Note being secured by a Vendor's Lien hereinafter retained upon the property hereby conveyed and being additionally secured by the Lien of a Deed of Trust of even date herewith to THOMAS E. BLACK, JR., Trustee; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Fort Bend County, Texas, described as follows, to-wit:

Lot Nine (9), Block Three (3), AVALON AT RIVERSTONE, SECTION EIGHTEEN-A (18-A), a subdivision in Fort Bend County, Texas, according to the map/plat thereof recorded in Plat No. 20160164, Plat Records of Fort Bend County, Texas.

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State. Grantor reserves all oil, gas and other minerals not previously reserved.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns, forever, and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under the undersigned, but not otherwise.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

But it is expressly agreed and stipulated that a vendor's lien is retained in favor of Lender who will hold superior title in and to the above described property, premises and improvements, and the title in the Grantee will not become absolute until the above described Note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated, are fully paid, according to the face and tenor, effect and reading thereof, when this Deed shall become absolute; and it shall be the same as if a vendor's lien was retained in favor of the Grantor herein and assigned by proper assignment to Lender without recourse on Grantor in any manner for the payment of said indebtedness.

EXECUTED this the 18 day of July 2018.

NEWMARK HOMES HOUSTON LLC,
a Texas limited liability company

By: _____

Name: By Douglas Singleton, Controller of Newmark
Homes Houston LLC

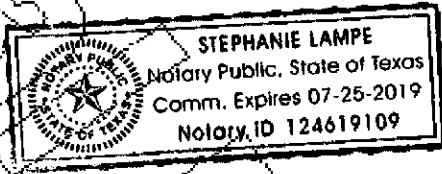
Title: _____

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me, on this the 18th day of July 2018, by Douglas Singleton as Controller of NEWMARK HOMES HOUSTON LLC, a Texas limited liability company, on behalf of said limited liability company.

Stephanie Lampe
NOTARY PUBLIC, STATE OF TEXAS

Grantee's Mailing Address:
Mr. Edward Charles Rajuai
5715 Paroo Canyon Lane
Sugar Land, Texas 77479



Return to Address:
Mr. Edward Charles Rajuai
5715 Paroo Canyon Lane
Sugar Land, Texas 77479

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