

**GENERAL 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.

**Effective Date:** May 1, 2023

**Grantor:** Skylight Property, LLC, a Texas limited liability company

**Grantor's Mailing Address:** 12100 South Highway 6, Apartment 9308, Sugar Land, Texas 77489

**Grantee:** Isomertx, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 440 Louisiana Street, Suite 952, Houston, Texas 77002

**Consideration:** Cash and a note of even date executed by Grantee ("*Note*") and payable to the order of Hometown Capital Funding LLC, a Texas limited liability company ("*Lender*") in the principal amount of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Keval Patel, trustee.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

**Property (including any improvements):**

Lot 8, Block 2, OAK FOREST, SECTION SEVENTEEN, according to the map or plat thereof, recorded in Volume 49, Page 45, Map Records, Harris County, Texas.

More commonly known as 5722 West 43rd Street, Houston, Texas 77092.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.

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, 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.

By acceptance of this deed, Grantee accepts the Property "AS IS" in its present condition, with any and all defects and without warranty except for those warranties of title set forth herein.

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

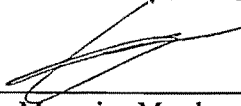
*[Signature page follows.]*

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**GRANTOR:**

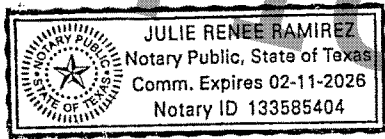
Skylight Property, LLC,  
a Texas limited liability company

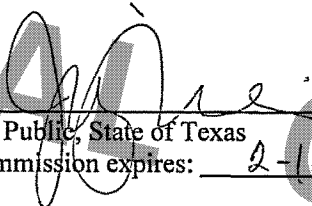
  
\_\_\_\_\_  
Na Guo, Managing Member

STATE OF TEXAS )

COUNTY OF Jackson )

This instrument was acknowledged before me on May 1, 2023, Na Guo, Managing Member of Skylight Property, LLC, a Texas limited liability company, on behalf of said entity.



  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 2-11-2026

**PREPARED IN THE OFFICE OF:**

Vellani Law  
14090 Southwest Freeway, Suite #150  
Sugar Land, Texas 77478

GF# 2310696-VLHF

**AFTER RECORDING RETURN TO:**

Isomertx, LLC  
440 Louisiana Street, Suite 952  
Houston, Texas 77002

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# Pages 4  
05/03/2023 01:31 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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