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ELECTRONICALLY RECORDED  
Official Public Records  
5/16/2023 10:34 AM



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 4 Fee: \$ 28.00

**AFTER RECORDING MAIL TO:**  
Hamad Riaz and Misbah Riaz  
2003 Darby Ln  
Fresno, TX 77545

Prepared By:  
Robertson Anschutz Vettors, LLC  
10850 Richmond Avenue, Suite 350  
Houston, TX 77042

Monarch Title of Texas  
GF #File Number: 23-00296

**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.**

THAT LVP-IV, LLC, a Texas Limited Liability Company, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Hamad Riaz and Misbah Riaz, husband and wife, hereinafter called "Grantee", whose mailing address is 2003 Darby Ln, Fresno, TX 77545, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of One Million Eight Hundred Eighty Thousand Dollars (\$1,880,000.00), of even date herewith, payable to the order of Wells Fargo Bank, N.A., hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Robert K. Fowler, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Fort Bend County, Texas, to-wit:

**Lot 1, in Block 2, of NEWPOINT ESTATES, SECTION THREE (3), a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded under Slide No(s). 1231/B, 1232/A & B and 1233/A of the Plat Records of Fort Bend County, Texas.**

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens.

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

**Grantee is taking the property in an arm's-length agreement between the parties. The consideration was bargained on the basis of an "as is, where is" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties. Grantee has not relied on any information other than grantee's inspection.**

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad-valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: May 10 2023

**LVP-IV, LLC**

By: Dana Pierson

Name: Dana Pierson

Title: manager

State of

*Texas*

County of

*Fort Bend*

This instrument was acknowledged before me on [Date] 5/10/23 by [Name(s) of

Officer(s) Acknowledging] Dan Pierson, [Title of Officer(s)] \_\_\_\_\_

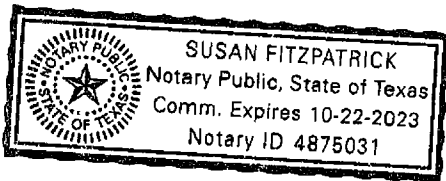
Manager of LVP-IV, LLC, on behalf of said Limited Liability Company.

  
\_\_\_\_\_  
Notary Public (Signature of Notarial Officer)

\_\_\_\_\_  
(Printed Name of Notarial Officer)

My commission expires: \_\_\_\_\_

(Official Seal or Stamp)



UNREGISTERED DOCUMENT