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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.

GENERAL WARRANTY DEED
with Third-Party Vendor's Lien

Date:

May 14, 2025

Grantor:

Tessera Alchemy Property 20, LLC, a Texas limited liability company

Grantee:

Rest & Reset, LLC, a Texas limited liability company

Grantee's Mailing Address:

1004 Greenshank Dr.
Katy, TX 77493

Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of Angel Oak Mortgage Solutions, LLC in the principal amount of **THREE HUNDRED TWENTY-SIX THOUSAND AND NO/100 DOLLARS (\$326,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Angel Oak Mortgage Solutions, LLC and by a first-lien deed of trust of even date from Grantee to Black, Mann and Graham, LLP, Trustee.

Property (including any improvements):

Lot 4, in Block 1, of OAK HEIGHTS, an addition in Harris County, Texas, according to the map or plat thereof, recorded Film Code No. 696689, of the Map Records of Harris County, Texas. Commonly known as 3509 Palmer Street, Houston, TX 77004.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:
reservations and other matters of record.

Subject to all easements, right-of-ways, mineral

GF No. 9999-24-53018BD

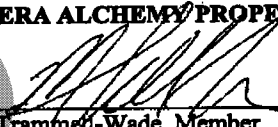
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

Angel Oak Mortgage Solutions, LLC, 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 Angel Oak Mortgage Solutions, LLC and are transferred to Angel Oak Mortgage Solutions, LLC without recourse against Grantor. 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.

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, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

TESSERA ALCHEMY PROPERTY 20, LLC


Marc Trammell-Wade, Member

Date: May 14, 2025

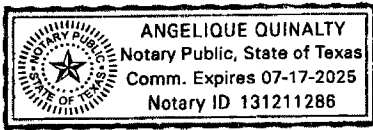
GF No. 9999-24-53018BD

STATE OF TEXAS

COUNTY OF

Fort Bend §
§
§

The foregoing instrument was acknowledged before me, the undersigned notary, on the 14 day of May, 2025 by Marc Trammell-Wade, Member of Tessera Alchemy Property 20, LLC.



Angelique Quinalty
Notary Public, State of Texas

ANGELIQUE QUINALTY
Printed Name of Notary

7/17/25
My Commission Expires

AFTER RECORDING RETURN TO:

Rest & Reset, LLC
1004 Greenshank Dr.
Katy, TX 77493

RP-2025-184517

Pages 4

05/15/2025 12:32 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$33.00

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