

FILED BY

NORTH STAR TITLE COMPANY  
2405-01160

GF No.: 2405-01160-CB

**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.

Grantor: Juan Antonio Rosas and wife, Maria Rosas

Grantor's Mailing Address: +18 EXCHANGE St. Houston TX 77020

Grantee: Alexandra Rosas, an unmarried woman, and Simon Garza, an unmarried man

Grantee's Mailing Address: 10803 Wiggins St, Houston, TX 77029

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, including a promissory note of even date in the principal amount of \$263,145.00 (the "Note"), executed by the Grantee and payable to the order of Nations Reliable Lending, LLC (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of even date from Grantee to Mewael Ghebremichael, Trustee.

Property (including any improvements):

Lot Thirteen (13), in Block Forty-seven (47), of Revised Plat of EASTERN PORTION OF INDUSTRIAL ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33 of the Map Records of Harris County, Texas.

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 the current year, which Grantee assumes and agrees to pay.



RP-2024-312847

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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 Lender, at Grantee's request, has paid in cash to Grantor a 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 the Lender and are transferred to Lender without recourse against the Grantor. The vendor's lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this deed will become absolute.

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

Executed this 23 day of Aug, 2024.

Juan Antonio Rosas  
Juan Antonio Rosas

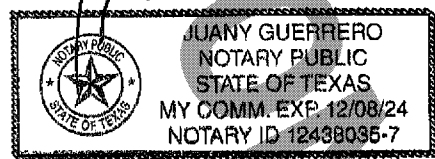
Maria Rosas  
Maria Rosas

STATE OF Texas  
COUNTY OF Harris

This instrument was acknowledged before me on Aug 23, 2024 by Juan Antonio Rosas and Maria Rosas.

[Signature]  
Notary Public

**After Recording Return To:**  
Alexandra Rosas  
10803 Wiggins St.  
Houston, TX 77029



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# Pages 3  
08/27/2024 01:07 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

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