

GF No. 8991-24-47472

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.

SPECIAL WARRANTY DEED
with Third-Party Vendor's Lien

Date: June 25, 2024

Grantor: Sameera Chamin Ushan Kodithuwakku a/k/a Sameera Kodithuwakku, a single man

Grantee: Myron Moten, a single man

Grantee's Mailing Address:

16730 Quiet Trail Drive
Humble TX 77396

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 Rocket Mortgage, LLC in the principal amount of ONE HUNDRED NINETY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$199,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Rocket Mortgage, LLC and by a first-lien deed of trust of even date from Grantee to Estella Gutierrez, Trustee.

Property (including any improvements):

Lot 55, in Block 18 of REPLAT OF ATASCOCITA FOREST, SECTION SEVEN (7), an Addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 304, Page 24 of the Map Records of Harris County, Texas. Commonly known as 16730 Quiet Trail Drive, Humble, TX 77396.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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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 claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Rocket Mortgage, 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 **Rocket Mortgage, LLC** and are transferred to **Rocket Mortgage, 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.



Sameera Chamin Ushan Kodithuwakku a/k/a
Sameera Kodithuwakku

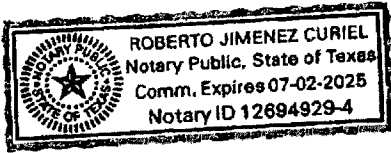
Date: June 25, 2024

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STATE OF TEXAS §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me, the undersigned notary, on the 25 day of June, 2024 by Sameera Chamin Ushan Kodithuwakku a/k/a Sameera Kodithuwakku.



[Signature]

Notary Public, State of Texas

Printed Name of Notary

My Commission Expires

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AFTER RECORDING RETURN TO:

Myron Moten

RP-2024-233846
Pages 4
06/27/2024 09:09 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

UNOFFICIAL COPY

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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