

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.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF **HARRIS**

§

THAT THE UNDERSIGNED, **ARIG, INC., A TEXAS CORPORATION**, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of **One Hundred Twenty-Eight Thousand Two Hundred Fifty And 00/100 Dollars (U.S. \$128,250.00)**, payable to the order of **EUSTIS MORTGAGE CORPORATION, dba VERITY MORTGAGE** ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Katherine C DeKay, Trustee**, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **MELISSA MARIE JINKS** with an address at **1104 W TRI OAKS LN #119, HOUSTON, TX 77043**, herein referred to as "Grantee," whether one or more, the real property as follows:

SEE EXHIBIT A ATTACHED HEREIN AND MADE A PART HEREOF

Address for reference only: 1104 W TRI OAKS LN #119, HOUSTON, TX 77043.

This conveyance, however, is made and accepted subject to any and all validly existing conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of **Harris** County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property,

premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

EXECUTED to be effective this date: **November 4, 2020.**

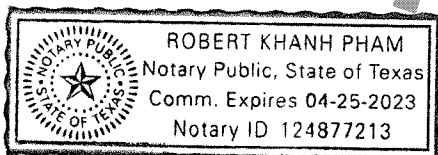
ARIG, INC., A TEXAS CORPORATION


H. JOHN KAFI a/k/a HAUMED KAFI, Sole Director

Acknowledgment

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on November 4, 2020 by **H. JOHN KAFI a/k/a HAUMED KAFI, Sole Director of ARIG, INC., A TEXAS CORPORATION, for and on behalf of said entity.**




Notary Public, State of Texas

GF NO. 200131-PH

Prepared By:

Christopher M. Pham

Board Certified - Commercial Real Estate Law - Texas Board of Legal Specialization

Christopher M. Pham Law Group, PLLC

10700 Richmond Avenue, Suite 200, Houston, Texas 77042

281-564-7900 | ChristopherPham.com

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN TACT OF LAND CONTAINING 979.00 SQUARE FEET, DESCRIBED AS BUILDING PLOT ONE HUNDRED NINETEEN, OUT OF THE BLOCK 32 IF WILCREST WALK TOWNEHOMES, SECTION 3, BEING ONE TRACT OF LAND CONTAINING A TOTAL AREA OF 3,070 ACRES AS FULLY DESCRIBED IN AND AS LOCATED DELINESTED AND OR DEFINED IN THE ARTICLES OF ANNEXATION TO WILCREST WALK TOWNHOMES, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. F-122040, AND LOCATED IN THE UNRESTRICTED RESERVED "A" AND "B" OF SHERWOOD OAKS, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 119, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 979.00 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF BLOCK 32;

THENCE, NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE 24.53 FEET TO A POINT;

THENCE, NORTH 00 DEGREES 53 MINUTES 06 SECONDS EAST, A DISTANCE OF 42.00 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE 0.67 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.00 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.70 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 10 INUTRS 00 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONATAING 979.00 SQUARE FEET OF LAND, TOGETHER WILL ALL IMPROVEMENT THEREON AND ALL EASEMENTS AND APPURTENCES THERETO AND TOGETGHER WITH THE BENEFICIAL INTEREST OF USE AND ENJOYMENT IN AND TO THE COMMON AREA APPURTENANT TO BUILDING PLOT ONE HUNDRED NINETEEN IN BLOCK 32, AS DEFINED UNDER ARTICIAL II OF DECLARATION OF CONVENTS, CONDITIONS AND RESTRICTIONS FOR WILCREST WALK TOWMHOMES FILED FOR RECORDS UNDER CLERK'S FILE NO. E-911772, AS ADOPTED BY ARTICLE OF ANNEXATION TO WILCREST WALK TOWNHOMES BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO F-122040.

RP-2020-547105

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11/09/2020 03:21 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

CHRIS HOLLINS

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.



A handwritten signature in black ink, appearing to read "Chris Hollins", is written over the printed name and title.

COUNTY CLERK
HARRIS COUNTY, TEXAS