

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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.

Southwestern
TX 22439 DV
THE STATE OF TEXAS

February 7, 2022,

Loan Number: 49482

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

THAT GODDEY EJUWA AND ENAJITE EJUWA, husband and wife hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by GEORGE HABIB AND CATHERINE MELEAK, HUSBAND AND WIFE JOINT TENANTS, whose mailing address is 4841 RUM ST. FORT WORTH, TX 76244-7528, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$336,000.00) THREE HUNDRED THIRTY SIX THOUSAND AND NO/100, of even date herewith, payable to the order of CITY NATIONAL BANK hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable 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 being also secured by a Deed of Trust of even date herewith from Grantee to PAUL KELLOGG, 1001 MCKINNEY ST., STE 1500, HOUSTON, TX 77002, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described note, 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; and

Grantor has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

Being Lot 13, in Block 61 of THE VILLAGES OF WOODLAND SPRINGS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Corrected Plat thereof recorded in Cabinet A, Slide 9144, of the Plat Records of Tarrant County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

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This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns."

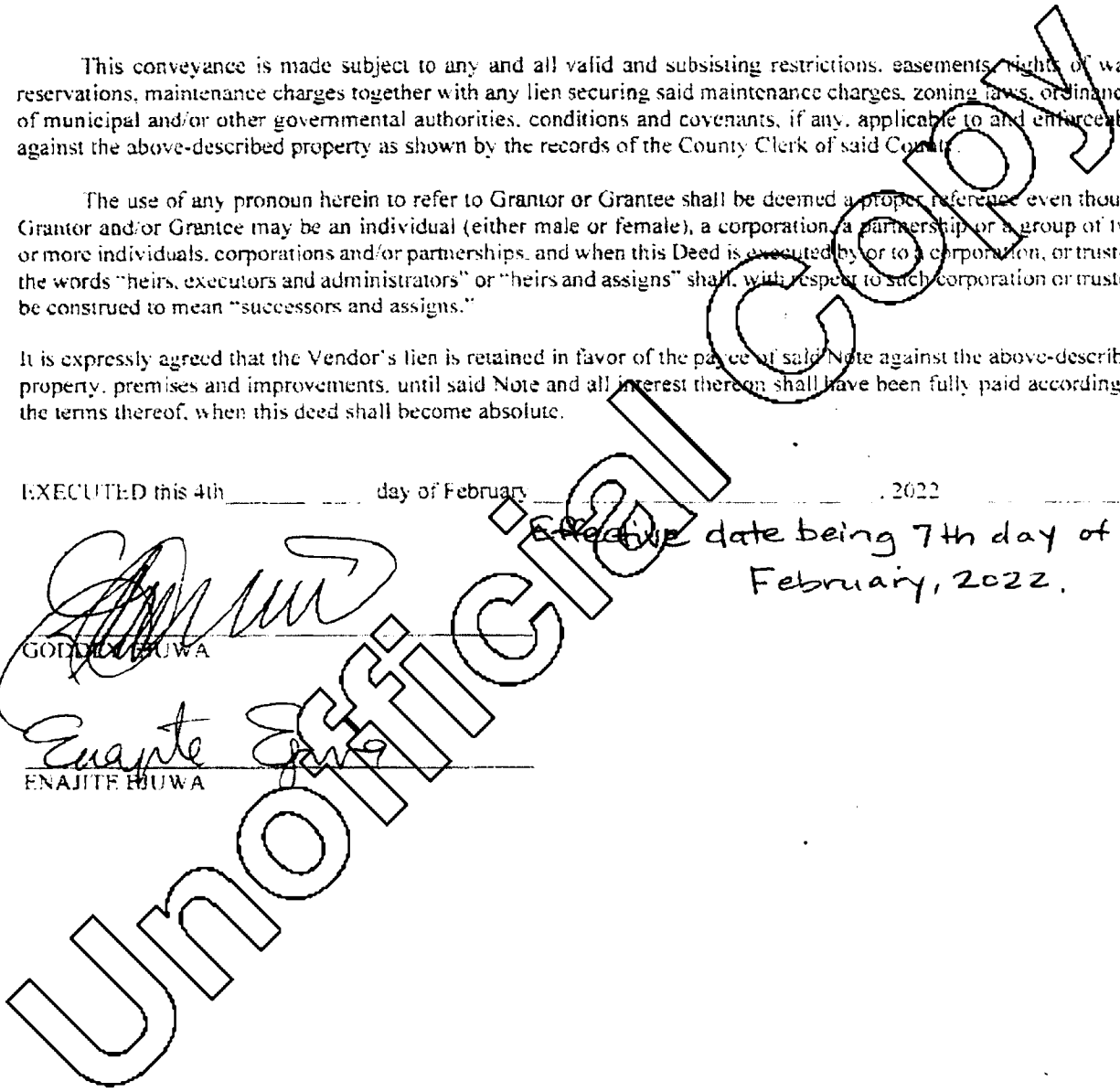
It is expressly agreed that the Vendor's lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 4th day of February, 2022

Effective date being 7th day of February, 2022.

[Signature]
GODDOLU HUWA

[Signature]
ENAJITE HUWA



Loan Number: 49482

STATE OF TEXAS

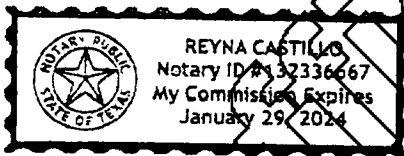
County of ~~Tarrant~~ Ellis

Before me Reyna Castillo on this day personally appeared

Goddey Ejuwa and Enajite Ejuwa

known to me (or proved to me on the oath of _____ or through TX DL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and stamp of this office this 4th day of February, 2022



Notary Public
Reyna Castillo
Title of Notarial officer

My Commission Expires: _____

After Recording, Please Mail to Grantee:

Mr. and Mrs. George Habib
4841 Rum St.
Fort Worth, TX 76244-7528