

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**

**Date:** February 20, 2020

**Grantor:** Novo Partners, LLC

**Grantor's Mailing Address:**

17619 Spanner Shoals Lane  
Number 117346

**Grantee:** Harvey Joseph Dockstader, Jr., an unmarried man

**Grantee's Mailing Address:**

P.O. Box 524  
Colorado City, AZ  
85301

**Consideration:**

Cash and a note executed by Grantee and payable to the order of NewRez LLC d/b/a NewRez Mortgage (referred to herein as "Lender") in the principal amount of THREE HUNDRED TWENTY-THREE THOUSAND AND NO/100 DOLLARS (\$323,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust from Grantee to Robert C. Karlseng, trustee.

**Property (including any improvements):**

Lot Eleven (11), in Block Forty-Two (42), of MAPLEWOOD SOUTH, SECTION EIGHT (8), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 116, Page 45, of the Map Records of Harris County, Texas; or more commonly known as: 9406 Bob White Drive, Houston, Texas 77096.

**Reservations from Conveyance:**

None

FILED BY  
FIDELITY NATIONAL TITLE  
FIDELITY NATIONAL TITLE  
FILED BY

RP-2020-82589

**Exceptions to Conveyance and Warranty:**

All valid easements, restrictions, covenants, mineral reservations and maintenance fund liens, if any, applicable to the above described property as shown by the records of the county clerk of the county in which said real property is located; taxes for the current year, the payment of which Grantee assumes; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

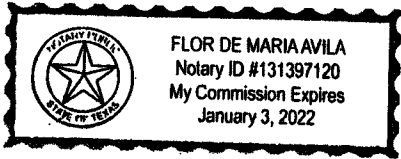
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

Lender, 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 Lender and are transferred to Lender without recourse against Grantor.

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

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Novo Partners, LLC

Signature: Brooke C. Trosclair  
Name: Brooke Trosclair  
Title: Partner

STATE OF TEXAS )

COUNTY OF Harris )

This instrument was acknowledged before me on February 20<sup>th</sup>, 2020, by \_\_\_\_\_, as the \_\_\_\_\_ of Novo Partners, LLC, on its behalf and for the purposes stated herein.

Flor de Maria Avila  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Harvey Joseph Dockstader, Jr.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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# Pages 4  
02/24/2020 01:23 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$24.00

COPY UNOFFICIAL

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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