

GF# 1925602 KE

Stewart Title of Montgomery County, Inc.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

THAT, ELDON BOX and wife, MACY MURPHY now known as MACY MURPHY BOX, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

MATTHEW J. PETTINOS and CATHERINE W. PETTINOS

10410 Jockey Club Dr.  
Houston, TX 77065

hereinafter called Grantees, receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of \$324,000.00, in hand paid by BANK OF AMERICA, N.A., hereinafter referred to as Beneficiary, at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement and other good and valuable consideration, the said Grantees have executed a note of even date herewith in the amount of \$324,000.00, which represents funds for purchase of the hereinafter described real property, being payable as specified therein; said note containing the usual acceleration of maturity and attorney's fees clauses in the event of default; and in consideration of the payment of the above sum by said Beneficiary, Grantors do hereby transfer, set over, assign and convey unto said Beneficiary, its successors and assigns, the vendor's lien and superior title hereinafter retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse,

HAVE GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantees all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows, to-wit:

Lot One (1), in Block Two (2), of Tres, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 39A of the Map Records of Montgomery County, Texas.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees and Grantees' heirs and assigns, forever. And Grantors do hereby bind Grantors and Grantors' heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees and Grantees' heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is agreed and stipulated that a vendor's lien and the superior title is hereby expressly reserved and retained against all of the property conveyed herein in favor of Grantors and herein assigned to Beneficiary to secure the payment of the above described note until the indebtedness evidenced by said note, and all interest thereon and attorney's fees provided therein have been fully paid according to the face and tenor, effect and reading of said note, when this deed shall become absolute; said note being further and additionally secured by Deed of Trust of even date therewith from Grantees to First American Title Insurance Company, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 6 day of September, 2019.

ELDON BOX

MACY MURPHY BOX

STATE OF TEXAS

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COUNTY OF Montgomery

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This instrument was acknowledged before me on the 6 day of September, 2019 by ELDON BOX and wife, MACY MURPHY BOX

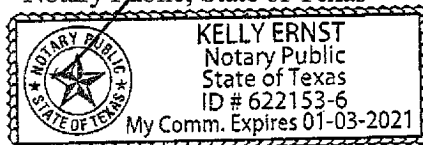
Return to:

Stewart Title of Montgomery County, Inc.

6875 FM 1488, Ste. 500

After recording in Montgomery, TX 77364

Kelly Ernst  
Notary Public, State of Texas



**E-FILED FOR RECORD**

**09/10/2019 08:03AM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**09/10/2019**



County Clerk  
Montgomery County, Texas