

2024036765 DEED Total Pages: 4

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: SEPTEMBER 30, 2024

Grantor: COLONY RIDGE DEVELOPMENT, LLC, a Texas Limited Liability Company

Grantor's Mailing Address: P.O. BOX 279, FRESNO, TEXAS 77545
(FORT BEND COUNTY)

Grantee: AGAPITO JORGE VENTURA, a single man

Grantee's Mailing Address: 781 ROAD 51022, CLEVELAND, TEXAS 77327-4066
(LIBERTY COUNTY)

Consideration: Cash and a note of even date executed by Grantee and payable to the order of COLONY RIDGE LAND, LLC in the principal amount of FORTY-NINE THOUSAND SIX HUNDRED FORTY AND 00/100 DOLLARS (\$49,640.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by first-lien Deed of Trust of even date from Grantee to BRENT A. LANE, Trustee.

Property (including any improvements):

SURFACE AND SURFACE ONLY, IN AND TO:

Lot FOUR THOUSAND THREE HUNDRED SIXTY-TWO (4362), Block THIRTY-NINE (39) of SANTA FE, Section THREE (3), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2019-002297, of the Official Public Records of Liberty County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or evident from a physical inspection of the property; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

(This space left intentionally blank)

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 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.

COLONY RIDGE LAND, LLC ("Lender"), at the instance and request of the Parties herein, having advanced and paid 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, without recourse against Grantor.

Grantor is conveying the Property "AS IS" with any and all latent and patent defects, and with no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for the limited warranties of title as set forth in this deed.

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

Grantor:

COLONY RIDGE DEVELOPMENT, LLC, a Texas Limited Liability Company
by its Manager, T-REX MANAGEMENT, INC., a Texas Corporation



JOHN HARRIS, PRESIDENT

Grantee accepts this deed and agrees to the terms herein.

Grantee(s):



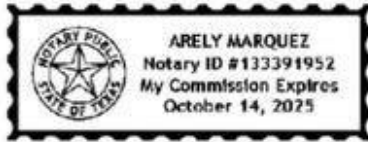
AGAPITO JORGE VENTURA

ACKNOWLEDGEMENT(S)

STATE OF TEXAS §

COUNTY OF LIBERTY §

This instrument was acknowledged before me on Oct 07 2024, by JOHN HARRIS, President of T-REX MANAGEMENT, INC., a Texas Corporation, as Manager of COLONY RIDGE DEVELOPMENT, LLC, a Texas Limited Liability Company, on behalf of said company.



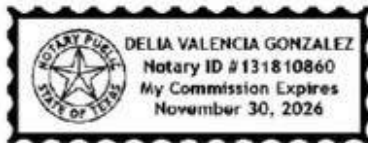
Arely

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF LIBERTY §

This instrument was acknowledged before me on SEPTEMBER 30, 2024, by AGAPITO JORGE VENTURA.



DELIA V. GONZALEZ

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

AGAPITO JORGE VENTURA
781 ROAD 51022
CLEVELAND, TEXAS 77327-4066