



GF No. 7994-25-54885

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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.

GENERAL WARRANTY DEED
with Third-Party Vendor's Lien

Date: March 20th, 2025

Grantor: Ebenezer Olufemi Romiluyi and Abisola Omotunde Romiluyi, husband and wife

Grantee: DAI, LLC, a Colorado limited liability company

Grantee's Mailing Address:

34 Winter Thicket Place
Tomball, TX 77375

Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **Vantage Bank Texas** in the principal amount of **EIGHT HUNDRED NINETY-NINE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$899,250.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Vantage Bank Texas** and by a first-lien deed of trust of even date from Grantee to **Marin Espinosa, Trustee**.

Property (including any improvements):

Lot 28, Block 1, of THE WOODLANDS CREEKSIDE PARK WEST SECTION 28, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 656064, of the Map Records of Harris County, Texas. Commonly known as 34 Winter Thicket Pl., Tomball, TX 77375.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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.

Vantage Bank Texas, 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 **Vantage Bank Texas** and are transferred to **Vantage Bank Texas** without recourse against Grantor. 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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


Ebenezer Olufemi Romiluyi

Date: March 20th, 2025


Abisola Omotunde Romiluyi

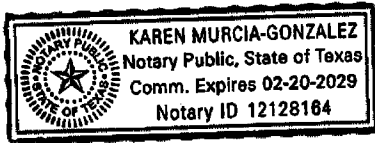
Date: March 20th, 2025

GF No. 7994-25-54885

STATE OF TEXAS

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me, the undersigned notary, on the 20th day of March, 2025 by **Ebenezer Olufemi Romiluyi**.



[Signature]
Notary Public, State of Texas

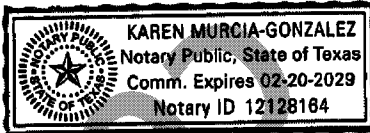
Karen Murcia Gonzalez
Printed Name of Notary

2/20/29
My Commission Expires

STATE OF TEXAS

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me, the undersigned notary, on the 20th day of March, 2025 by **Abisola Omotunde Romiluyi**.



[Signature]
Notary Public, State of Texas

Karen Murcia Gonzalez
Printed Name of Notary

2/20/29
My Commission Expires

AFTER RECORDING RETURN TO:

DAI, LLC
34 Winter Thicket Place
Tomball, TX 77375

RP-2025-116598

RP-2025-116598
Pages 4
04/01/2025 08:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS