

OWNERSHIP AND LIEN CERTIFICATE

June 27, 2018

TO: First Liberty National

DATE: June 20, 2018
CERTIFICATE NO. 0445

STATE OF TEXAS
COUNTY OF HARRIS

THIS IS TO CERTIFY: That after a careful examination of all of the records of the Clerk's of the County in this County as to:

RECORD TITLE THERETO AT THE EFFECTIVE DATE HEREOF APPEARS TO BE VESTED IN:

Kelvin International Developer, Inc.

LEGAL DESCRIPTION:

Lot(s) One(1) - Seven (7), and Reserve "A", in Block One (1) being all of KARIS VILLAGE, a subdivision of 0.3304 acre, in the City of Houston, Harris County, Texas, according to the plat thereof recorded in Film Code No. 675911 of the Map Records of Harris County, Texas.

SUBJECT TO THE FOLLOWING OUTSTANDING LIENS:

Deed of Trust And Security Agreement dated July 21, 2017, filed for record on September 7, 2017, 2016, recorded under Harris County Clerk's File No. 20170396728, executed by Kelvin International Developer, Inc., a Texas corporation to Edward B. Pickett, Trustee, securing the payment of a Note in the principal sum of \$340,000.00, and other indebtedness as provided therein, payable to The First Liberty National Bank, Liberty, Texas, bearing interest and due and payable as therein provided, and subject to all of the terms, conditions and stipulations contained therein, including but not limited to any future indebtedness also secured by this lien.

Appointment of Substitute Trustee recorded under Harris County Clerk's File No. 20180150294.

DEED OF TRUST, SECURITY AGREEMENT - FINANCING STATEMENT

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

Date: July 21, 2017
Grantor: Kelvin International Developer, Inc., a Texas corporation
Grantor's Mailing Address: 10002 Nuthans Cove
Houston, Texas 77089
Trustee: Edward B. Pickett
Trustee's Mailing Address: 524 Travis Street
Liberty, Texas 77575
Beneficiary: The First Liberty National Bank, Liberty, Texas
Beneficiary's Mailing Address: 1900 Sam Houston Street
Liberty, Texas 77575

Note: The "Note" shall mean the following described promissory note and the Other Obligations described below, together with any and all renewals, extensions, modifications and rearrangements thereof:

Note:
Date: July 21, 2017
Amount: \$340,000.00
Maker: Kelvin International Developer, Inc., a Texas corporation
Payee: The First Liberty National Bank, Liberty, Texas
Final Maturity Date: July 21, 2037

Other Obligations:

The "Other Obligations" shall mean a) any and all indebtedness owed to Beneficiary under the terms of the Note, this Deed of Trust and any other Loan Document, b) all renewals, extensions, amendments and/or modifications of any of the foregoing or following, and c) all interest, charges, fees, attorneys' fees, expenses, costs and any other sum chargeable by Beneficiary to Grantor or any of the above named entities or persons under this or any other agreement.

Property:

All of the following lots, tracts or parcels of land, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights-of-way and appurtenances; and all water and water rights; and all other rights, royalties and profits relating to

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such property including (without limitation) such rights as Grantor may have in all minerals, oil, gas, geo-thermal and similar interests:

Lot(s) One (1) - Seven (7), and Reserve "A", in Block One (1) being all of KARS VILLAGE, a subdivision of 0.3304 acre, in the City of Houston, Harris County, Texas, according to the plat thereof recorded in Film Code No. 675911 of the Map Records of Harris County, Texas.

Other Exceptions to Conveyance and Warranty: None.

Prior Liens: None.

For value received and to secure payment of the Note (including the promissory notes and all other obligations described herein), Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property. If Grantor performs all the covenants and pays the Note according to its terms, this deed of trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations

Grantor agrees to:

1. keep the Property in good repair and condition;
2. pay all taxes and assessments on the Property when due;
3. preserve the lien's priority as it is established in this deed of trust;
4. maintain, at Grantor's expense--
 - a. liability insurance and worker's compensation insurance covering Grantor, the Property, and the operations on the Property against claims for bodily injury, death, or property damage on or around the Property;
 - b. property insurance against loss or damage by fire, storm, gas (if gas is used on the Property), and all other hazards under a standard all-risk extended coverage endorsement for an amount equal to the original amount of the Note and other debt secured by this deed of trust or the full insurable value of the Property, whichever is less, and also insuring against other risks including flood, if the Property is in a flood hazard area, and earthquake and mud slide, if requested by Beneficiary; the insurance will also cover loss of rents from the Property or other loss due to business interruption on the Property for the time that the Property is unavailable because of any casualty. Grantor agrees that all required insurance policies will (i) be issued by companies reasonably acceptable to Beneficiary, (ii) be in a form acceptable to Beneficiary, (iii) be endorsed to be payable to Beneficiary as mortgagee insured and loss payee, and (iv) expressly prohibit cancellation or modification without ten days' written notice to Beneficiary;
5. deliver the insurance policy to Beneficiary and deliver renewals to Beneficiary at least ten days before expiration;
6. keep buildings occupied as required by the insurance policy;
7. if this is not a first lien, pay all prior lien notes that Grantor is personally liable to pay and abide by all prior lien instruments;
8. execute, acknowledge, and deliver to Beneficiary any document requested by Beneficiary, at Beneficiary's request from time to time, to (a) correct any defect, error, omission, or ambiguity in this deed of trust or in any other document executed in connection with the Note or this deed of trust; (b) comply with Grantor's obligations under this deed of trust and other documents; (c) subject to and perfect the liens and security interests of this deed of trust and other documents any property intended

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