



**SUBDIVISION INFORMATION, INCLUDING  
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO  
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**  
(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 12210 Wightman Place of Dallas, County of Dallas, Texas, prepared by the property owners' association (Association).

A. The Property ☐ is ☐ is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is \$ 200.00 per Month.

C. A special assessment for the Property due after this resale certificate is delivered is \$ NONE payable as follows Please collect May 2017 dues at closing. Payable to Chimney Lane Patio Homes Homeowners Assoc. for the following purpose: May Assessment Fees.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ 0.00.

E. The capital expenditures approved by the Association for its current fiscal year are \$ 0.00.

F. The amount of reserves for capital expenditures is \$ 25243.11.

G. Unsatisfied judgments against the Association total \$ NONE.

H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there ☐ are ☒ are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: \_\_\_\_\_.

I. The Association's board ☐ has actual knowledge ☐ has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: \_\_\_\_\_.

J. The Association ☐ has ☐ has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ 250.00. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee). A copy of the warranty deed and homeowners insurance policy (declaration page or certificate of insurance) is required for transfer of ownership.

payable to: 51 actor financial services



After Recording Return To:  
DARLA K LANDIG and GREG LANDIG  
12210 WIGHTMAN PL  
DALLAS, TEXAS 75243

Loan No. 150170541629

## TEXAS GENERAL WARRANTY DEED

With Vendor's Lien

**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.**

Effective Date:

May 16, 2017

Grantor (whether one or more):

AMY SHWU- JEN KWONG AND DAVID NH KWONG

Grantee (whether one or more):

DARLA K LANDIG AND GREG LANDIG, WIFE AND HUSBAND

Grantee's Mailing Address:

12210 WIGHTMAN PL  
DALLAS, TEXAS 75243

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **TWO HUNDRED NINE THOUSAND AND NO/100 Dollars (\$209,000.00)** (the "Note"), executed by the Grantee and payable to the order of **EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **SCOTT EVERETT**, Trustee for the benefit of the Lender.

**Property (including improvements):**

That certain property located in **DALLAS** County, Texas to-wit: **LOT 5, IN BLOCK C/8418, OF FIRST INSTALLMENT,PATIO HOMES OF CHIMNEYHILL,AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74052,PAGE 384,MAP RECORDS, DALLAS COUNTY, TEXAS.**

**Reservations from Conveyance:** The first and superior vendor's lien and superior title to secure payment of the Note.

**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 to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

This instrument was acknowledged before me on  
AMY SHWU- JEN KWONG and DAVID NH KWONG.

5/16/17

by

*Michelle Tran*

(Seal)

Notary Public  
Printed Name:



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

*Individual*

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

(Seal)

Notary Public  
Printed Name:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

*Corporate/Partnership*

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
of \_\_\_\_\_, on its behalf.

(Seal)

Notary Public  
Printed Name:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

*Attorney-in-Fact*

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_, attorney-in-fact on behalf of \_\_\_\_\_.

(Seal)

Notary Public  
Printed Name:

