#### SPECIAL WARRANTY DEED

### THE STATE OF TEXAS

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#### COUNTY OF HARRIS

#### KNOW ALL BY THESE PRESENTS:

THAT, SUEBA 350 LP, a Texas limited partnership ("<u>Grantor</u>"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE, a Texas non-profit corporation, its successors and assigns ("<u>Grantee</u>"), all that certain real property situated in Harris County, Texas, described as follows:

All of Reserve B of PARKWAY AT ELDRIDGE SEC 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 656247 of the Map Records of Harris County, Texas,

together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Harris County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is 1800 West Loop South, Suite 1300, Houston, Texas 77027.

[Signature pages follow this page.]

-1-WART TITLE MA/170

MHDocs 6868506\_3 13197.1

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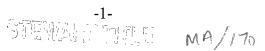
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Grantee's address is 1800 West Loop South, Suite 1300, Houston, Texas 77027.

[Signature pages follow this page.]



EXECUTED this 3 day of April, 2016.

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# **<u>GRANTOR</u>**:

#### SUEBA 350 LP,

a Texas limited partnership

By: NOBA 350 LLC, a Texas limited liability company, its General Partner

By: Name: Title: MAHAGER

# THE STATE OF TEXAS COUNTY OF HARRIS

This instrument was acknowledged before me on the 13 day of April, 2016, by <u>JDHN 0HAN6</u>, <u>MANABER</u> of NOBA 350 LLC, a Texas limited liability company, General Partner of SUEBA 350 LP, a Texas limited partnership on behalf of said limited liability company and said limited partnership.

TAYLOR PALMER Notary Public, State of Texas My Commission Expires July 12, 2017

Notary Public, State of Texas

(PLACE NOTARY SEAL ABOVE)

[Signatures Continue on the Following Page.]

Executed by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED and EFFECTIVE as of the date executed by Grantor.

#### <u>GRANTEE</u>:

HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE, a Texas non-profit corporation

By: Name: CHIANO Title: Presner

THE STATE OF TEXAS COUNTY OF HARRIS

This instrument was acknowledged before me on the <u>1</u><sup>3</sup> day of April, 2016, by <u>10th (HAN6</u>, <u>INEGIDENT</u> of HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE, a Texas non-profit corporation, on behalf of said corporation.

TAYLOR PALMER Notary Public, State of Texas My Commission Expires July 12, 2017

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Notary Public, State of Texas

#### (PLACE NOTARY SEAL ABOVE)

#### After recording, please return to:

Munsch Hardt Kopf & Harr, P.C. 700 Milam Street, Suite 2700 Houston, Texas 77002 Attention: Mark S. Biskamp, Esq. RP-2016-154781 # Pages 4 04/14/2016 10:03 AM e-Filed & e-Recorded in the Official Public Records of HARRIS COUNTY STAN STANART COUNTY CLERK Fees \$24.00

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.

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COUNTY CLERK HARRIS COUNTY, TEXAS