

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS:**
COUNTY OF HARRIS §

THAT, **SUEBA 350 LP**, a Texas limited partnership ("**Grantor**"), 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 ("**Grantee**"), all that certain real property situated in Harris County, Texas, described as follows:

TRACT ONE: All of Wyndam Heights Lane, Harrison Hill Court, Kingston Meadows Lane, Camden Creek Lane, Camden Falls Lane, Milan Meadow Court, Westin Hills Court, Preston Cliff Court and 18' Private Alleys in Parkway at Eldridge Sec. 1, an addition 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;

TRACT TWO: All of Prairie Hollow Lane and Camden Creek Lane in Parkway at Eldridge Sec. 2, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 675399 of the Map Records of Harris County, Texas;

TRACT THREE: All of Northwood Meadow Circle, Wyndam Heights Lane and Sandford Lake Circle in Parkway at Eldridge Sec. 3, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 675402 of the Map Records of Harris County, Texas; and

TRACT FOUR: All of Parkway Enclave Drive, Teal Bluff Lane, Prairie Hollow Lane, Grey Willow Trail, Jeffrey Pine Lane and 20' Private Alleys in Parkway at Eldridge Sec. 4, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 675522 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

STEFAN TITLE MA/170

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.]

EXECUTED this 13 day of April, 2016.

GRANTOR:

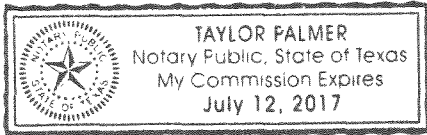
SUEBA 350 LP,
a Texas limited partnership

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

By: [Signature]
Name: JOHN CHIANG
Title: MANAGER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13 day of April, 2016, by JOHN CHIANG, MANAGER 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.



[Signature]
Notary Public, State of Texas

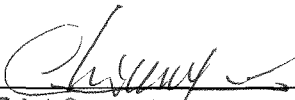
(PLACE NOTARY SEAL ABOVE)

[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.

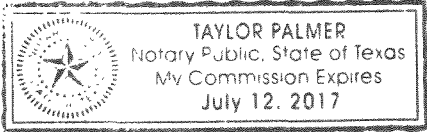
GRANTEE:


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

By: 
Name: JOHN CHANG
Title: PRESIDENT HOA

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13 day of April, 2016, by JOHN CHANG, PRESIDENT of HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE, a Texas non-profit corporation, on behalf of said corporation.




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-2016-154779

RP-2016-154779
Pages 5
04/14/2016 10:03 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS