

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0023932

Billable Pages: 4
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 06/27/2022 at 10:33 AM</p> <p>Document Number: <u>2022-0023932</u></p> <p>Receipt No: <u>22-19350</u></p> <p>Amount: \$ <u>38.00</u></p> <p>Vol/Pg: <u>V:7683 P:503</u></p>	<p>WALK IN</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Ashley Kirby, Deputy

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.

Record and Return To:
COWLES AND THOMPSON PC
4965 PRESTON PARK BLVD SUITE 320
PLANO, TX 75093



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

**THE STATE OF TEXAS §
§
COUNTY OF KAUFMAN §**

KNOW ALL MEN BY THESE PRESENTS

FORNEY 56 LLC, a Texas limited liability company (hereinafter referred to as "Grantor"), in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid by **BROOKLYN VILLAGE HOMEOWNERS' ASSOCIATION, INC.**, a Texas Non-Profit corporation (hereinafter called "Grantee"), whose address is 12801 North Central Expressway, Suite 1675, Dallas, Texas 75243, the receipt and sufficiency of which are hereby acknowledged and confessed, has **GRANTED, BARGAINED, SOLD AND CONVEYED**, and by these presents does hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee, the real property located in Forney, Kaufman County, Texas, which is more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, drainage facilities, utility facilities, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto and with all improvements located thereon and the right, title and interest, if any, of Grantor in and to adjacent streets, alleys and rights-of-way to the centerline thereof, all oil, gas, and other minerals under the real property, all strips and gores between the land and abutting properties, all rights in and to air rights, development rights (if any), zoning approvals and permits (if any), and drainage rights (if any) incidental to the such land (said land and improvements, together with Grantor's interest in the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interest related thereto, being hereinafter referred to as the "Property").

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject as aforesaid, unto Grantee, its successors and assigns **FOREVER**, and Grantor does hereby bind itself and its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject as aforesaid, 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 to the Permitted Exceptions.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED ABOVE.

Grantee, by its acceptance of this Special Warranty Deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2022 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

— [REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURE ON FOLLOWING PAGE]

EXECUTED as of the 20 day of June 2022.

GRANTOR:

FORNEY 56 LLC,
a Texas limited liability company

By: [Signature]

Name: Jackson Sr

Title: Manager

Date: June 20, 2022

STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 20 day of June 2022, by George Huang, Manager of **FORNEY 56 LLC**, on behalf of said limited liability company.

[Signature]
Notary Public in and for the State of Texas

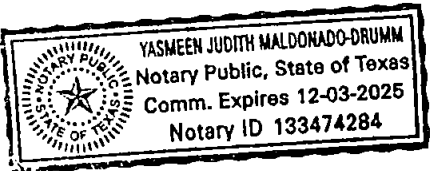


Exhibit "A"

LEGAL DESCRIPTION

1. BROOKLYN VILLAGE PH 1, BLOCK A LOT 5, City of Forney, Kaufman County, Texas
2. BROOKLYN VILLAGE PH 2, BLOCK H, LOT 1X, COMMON AREA (Replat 3/551), City of Forney, Kaufman County, Texas

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