

SPECIAL WARRANTY DEED
(Property Owners' Association)

STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS THAT:

COUNTY OF HARRIS

LAWNDALE PARTNERS, LLC, a Texas limited liability company (hereinafter called "**Grantor**"), for and in consideration of the sum of Ten Dollars and other valuable consideration paid to Grantor by **OAKS OF LAWNDALE COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation (hereinafter called "**Grantee**"), the receipt and sufficiency of all of which are hereby acknowledged and confessed, hereby GRANTS, SELLS, CONVEYS, ASSIGNS and DELIVERS to Grantee the real property situated in Harris County, Texas hereafter described (herein called the "**Land**"), together with (i) any and all appurtenances belonging or appertaining thereto, (ii) any and all improvements of any nature located thereon, and (iii) any and all intangible or incidental rights, privileges and hereditaments relating to the Land (the Land together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (iii) above are herein collectively referred to as the "**Property**"), the said Land being more particularly described as follows, to wit:

Restricted Reserves "A" through "O," inclusive, in SIMMS WOODS PARTIAL REPLAT NO. 1 AND EXTENSION, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2016-288534, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 678725, Map Records of Harris County, Texas, SAVE AND EXCEPT AND EXCLUDING Lots One (1) through Five (5), inclusive, in Block Seven (7).

All private streets, private access easements, alleys and other private roadways, including to the extent applicable all esplanades, curbs and similar areas encompassed thereby, within SIMMS WOODS PARTIAL REPLAT NO. 1 AND EXTENSION, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2016-288534, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 678725, Map Records of Harris County, Texas, SAVE AND EXCEPT AND EXCLUDING Lots One (1) through Five (5), inclusive, in Block Seven (7), including without limitation each of the private streets designated on the aforesaid map or plat as "Oriente Lane", "Cuerta Street", "Camaguey Street", "Holguin Hollow Street", "La Magnolia Drive" and "La Playa Street".

This conveyance is expressly made subject to all reservations, easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, and related liens and easements; all oil and gas leases and all other mineral, royalty and/or timber severances; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any municipal utility district or similar governmental or quasi-governmental body; general real estate taxes and assessments, including without limitation, all taxes and assessments for the current year and for subsequent years, and subsequent taxes or

RP-2019-184633

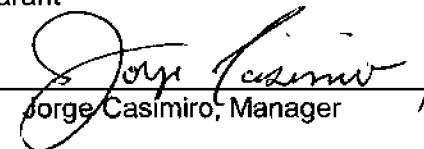
assessments for prior, current and subsequent years due to change in land usage, ownership or otherwise, the payment of all of which Grantee assumes, and Grantee agrees to indemnify, protect, defend and hold harmless Grantor from any and all claims and liability for payment thereof; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property; and all other matters of record affecting the Property or which could be revealed by a survey or inspection of the Property (all of the foregoing hereinafter called the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's 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 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, however, to the Permitted Exceptions and to the other matters set forth herein.

This deed is intended to be a conveyance of the Property, and not a quitclaim or merely a conveyance of Grantor's interest in the Property. NONETHELESS, EXCEPT FOR SPECIAL WARRANTY OF TITLE BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE, AND OTHERWISE NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT ANY EXPRESS OR IMPLIED WARRANTY OF TITLE (WHETHER COMMON LAW OR STATUTORY, INCLUDING SPECIFICALLY BUT WITHOUT LIMITATIONS, ANY STATUTORY WARRANTY OF SECTION 5.023 OF THE TEXAS PROPERTY CODE AS NOW OR HEREAFTER AMENDED), AND WITHOUT ANY OTHER WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, (i) ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY; (iii) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENT POTENTIAL, OR OTHERWISE; (iv) THE AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION, OR AMOUNT OF THE PROPERTY; (v) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE, OR BY ANY DESCRIPTION OF THE PROPERTY; (vi) ANY ENVIRONMENTAL, GEOLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY PART OF THE PROPERTY; (vii) ANY CONSEQUENCES RESULTING FROM THE PROPERTY BEING LOCATED IN ANY AREA (A) DESIGNATED AS A "FLOOD PLAIN" AND/OR (B) THAT IS CAPABLE OF RECEIVING FLOOD WATERS; AND (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER, EXCEPT SOLELY THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

EXECUTED this 3rd day of MAY, 2019.

LAWNDALE PARTNERS, LLC,
a Texas limited liability company
"Declarant"

By:  MANAGER
Jorge Casimiro, Manager

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ACKNOWLEDGMENT

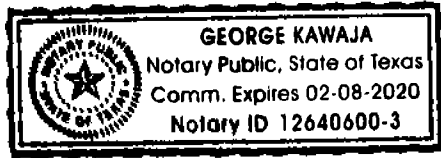
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 3rd day of MAY, 2019, by Jorge Casimiro, as the Manager of LAWNDALE PARTNERS, LLC, a Texas limited liability company, on behalf of the company.

[SEAL]



[Handwritten Signature]

Notary Public, State of Texas

Printed Name: GEORGE KAWAJA

GRANTEE'S MAILING ADDRESS:

OAKS OF LAWNDALE COMMUNITY ASSOCIATION, INC.
c/o Drake Homes, Inc.
18482 Kuykendahl Road, # 200
Spring, Texas 77379

AFTER RECORDING, PLEASE RETURN TO:

Lou W. Burton
Wilson, Cribbs & Goren, P.C.
2500 Fannin Street
Houston, Texas 77002

G:\\$LBURTON CLIENTS\892211.0 SUBIOAKS OF LAWNDALE (SIMMS WOODS) (013)\CMISWD TO POA 1.0.DOCX

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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