



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.

WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF PARKER §

THAT, The Preserve on Ash Creek, LLC, a Delaware Limited Liability Company, duly authorized to do business in the State of Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration, including but not limited to fulfilling the requirements of building and conveying to The Preserve on Ash Creek Property Owners' Association, Inc. the common property located within The Preserve on Ash Creek Subdivision, as set forth more fully on the Final Plat recorded under Clerk's Instrument No. 202110809, of the Official Public Records of Parker County, Texas, reference to which is herein made for any and all purposes as though set forth fully herein; in hand paid by The Preserve on Ash Creek Property Owners' Association, Inc., a Texas Non-Profit Corporation, whose mailing address is c/o Property Management Group, LLC, 10340 Alta Vista Road, Keller, Texas 76244, hereinafter called "Grantee", the receipt and sufficiency of which is hereby acknowledged and confessed, HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee all that certain lot, tract or parcel of land, lying and being situated in Parker County, Texas, and being more particularly described as follows, to wit:

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Tract 1: The following streets and rights-of-ways for said streets, together with all improvements situated thereon, as shown on the Final Plat recorded under Clerk's Instrument No. 202110809, of the Official Public Records of Parker County, Texas:

- (a) Deer Court;
- (b) Overlook Way;
- (c) Preserve Street; and
- (d) Veal Circle.

Tract 2: Any and all easements shown on the Final Plat of The Preserve on Ash Creek Subdivision, recorded under Clerk's Instrument No. 202110809, of the Official Public Records of Parker County, Texas.

Tract 3: Any and all easements contained in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for The Preserve on Ash Creek Subdivision filed under Instrument No. 202110811, in the Official Public Records of the Parker County Clerk, Parker County, Texas.

SUBJECT TO all easements, restrictions, reservations, permits, declarations, mineral and royalty reservations, and any other documents appearing of record affecting the above described property.

TO HAVE AND TO HOLD all of the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject to the above referred to easements, restrictions and reservations.

GRANTOR HAS NOT MADE, AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH

RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED HEREUNDER, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, FOR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. EXCEPT FOR THE WARRANTIES EXPRESSLY CONTAINED HEREIN, THE PROPERTY IS HEREBY SOLD, TRANSFERRED, AND ASSIGNED TO GRANTEE "AS IS" AND "WITH ALL FAULTS".

EFFECTIVE on this the 9th day of August, 2022.

[Signature follows on next page.]

The Preserve on Ash Creek, LLC, a Delaware limited liability company

By: American Land Partners, LLC., a Delaware limited liability company, Manager

By: [Signature]
Monte Magness, Authorized Agent

STATE OF TEXAS
COUNTY OF Parker

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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness, Authorized Agent of The Preserve on Ash Creek, LLC, in the capacity therein stated and as the act and deed of said company, known to me through personal acquaintance or proper identification to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument for the purposes and considerations therein expressed.

Given under my hand and seal of office on this the 2 day of August, 2022.

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



AFTER RECORDING RETURN TO:

The Preserve on Ash Creek Property Owners' Association, Inc.
c/o Property Management Group, LLC
10340 Alta Vista Road
Keller, Texas 76244

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202230174

08/10/2022 01:57 PM

Fee: 38.00

Lila Deakle, County Clerk

Parker County, Texas

DEED

FILED AND RECORDED

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DEED