

**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.**

**SPECIAL WARRANTY DEED**  
(Hillcroft)

Date: September 4<sup>th</sup>, 2019

Grantors: D&M Realty, LLC, a Texas limited liability company

Grantors' Mailing Address: 11000 S. Wilcrest Dr. #130  
Houston, Texas 77099

Grantee: G Hillcroft, LLC, a Texas limited liability company

Grantee's Mailing Address: 5718 Westheimer Rd. #1440  
Houston, Texas 77057

Consideration: \$10 and other good and valuable consideration, the receipt of which is acknowledged.

Property (Including improvements and appurtenant easements, if any): An approximate 4.327-acre tract of land being all of Unrestricted Reserve B, Block 1, Blue Ridge Hillcroft K8 School, as recorded at film code No. 683302, Map Records, Harris County, Texas., together with: (i) all buildings, improvements and fixtures; (ii) all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any minerals, utilities, personal or appurtenant easements, adjacent streets, alleys, strips, gores, and rights-of-way.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Subject to those easements, conditions, rights-of-way, restrictions, reservations, but only to the extent that same are applicable to and enforceable against the Property, as well as taxes for the current year which Grantee assumes and agrees to pay.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property,

together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee and Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

Grantor and Grantee have as of the date of the deed, prorated property taxes based upon (i) the 2018 taxes; and (ii) the period of ownership of Grantor and Grantee during 2019. Grantor and Grantee will readjust the proration of 2019 year property taxes when the final taxable value of the Property and the tax rate for the year has been established. Grantor and Grantee by their delivery and acceptance of this deed have agreed to pay or refund, as applicable, within 10 days of receiving notice, the difference between the estimated tax proration between Grantor and Grantee based on 2018 tax rate and value and the actual proration of taxes based on the 2019 value and tax rate and value applicable to the Property.

When the context requires, singular nouns and pronouns include the plural.

**Accepted By:**

G Hillcroft, LLC, a Texas  
limited liability company

By: X See Attached  
Kareem Gamal, Manager

D & M Realty, LLC, a Texas  
limited liability corporation

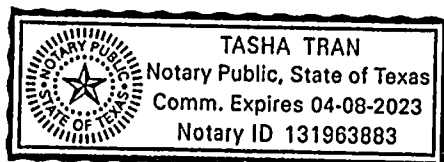
By:

**DHANANI INVESTMENTS,, INC., Its  
Manager**

By: [Signature]  
Nadyshah Dhanani, President

THE STATE OF TEXAS           §  
COUNTY OF HARRIS         §

This instrument was acknowledged before me on the 4<sup>th</sup> day of September  
2019 by Nadyshah Dhanani in the capacity set forth.



[Signature]  
Notary Public, State of Texas

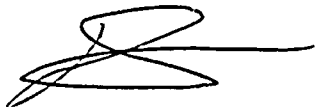
together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee and Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

Grantor and Grantee have as of the date of the deed, prorated property taxes based upon (i) the 2018 taxes; and (ii) the period of ownership of Grantor and Grantee during 2019. Grantor and Grantee will readjust the proration of 2019 year property taxes when the final taxable value of the Property and the tax rate for the year has been established. Grantor and Grantee by their delivery and acceptance of this deed have agreed to pay or refund, as applicable, within 10 days of receiving notice, the difference between the estimated tax proration between Grantor and Grantee based on 2018 tax rate and value and the actual proration of taxes based on the 2019 value and tax rate and value applicable to the Property.

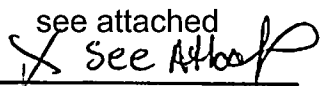
When the context requires, singular nouns and pronouns include the plural.

**Accepted By:**

G Hillcroft, LLC, a Texas  
limited liability company

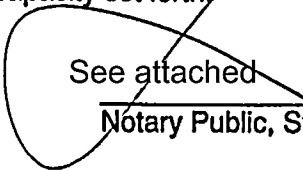
By:   
Kareem Gamal, Manager

**DHANANI INVESTMENTS,, INC., Its  
Manager**

By: <sup>see attached</sup>   
Nadyrshah Dhanani, President

THE STATE OF TEXAS           §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of September  
2019 by see attached in the capacity set forth.

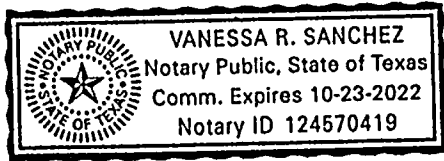
  
See attached  
\_\_\_\_\_  
Notary Public, State of Texas

RP-2019-401866

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§

This instrument was acknowledged before me on the 4<sup>th</sup> day of September  
2019 by Kareem Gamal in the capacity set forth.



Vanessa R. Sanchez  
Notary Public, State of Texas

Return to: G Hillcroft, LLC  
5718 W. Starnes Rd. Ste. 1400  
Houston, TX 77057

RP-2019-401866  
# Pages 5  
09/11/2019 07:19 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2019-401866