

**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**

Date: October 5, 2018

Grantors: Patricia Al-Attas Barrett, f/k/a Patricia Anne Al-Attas, individually and as Successor Trustee under the Family Trust created in the Will of Abdullah Al-Attas Deceased filed under Probate Cause No. 383173, Probate County, Harris County, Texas.

Grantors' Mailing Address: 11842 Castle Ridge Dr.  
Houston, Texas 77077

Grantee: G Humble, LLC, a Texas limited liability company  
Grantee's Mailing Address: 5718 Westheimer - Suite 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): All of Unrestricted Reserve "R" in Block 12, and all of Unrestricted Reserve S in Block 11 of Timber Forest, Section 3, a subdivision in Harris County, Texas according to the map or plat, recorded in Volume 339 Page 39, 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: Restrictions, if any as well as easements and set back lines reflected on the recorded plat of the subdivision at Volume 339 Page 39, Map Records, Harris County, Texas; and

Reliant Energy aerial easement recorded at Harris County Clerks File No. U374448; and

Interest in coal, lignite, oil, gas and other minerals, and all rights incident thereto, including but not limited to all oil and gas leases, previously leased, reserved or conveyed by owners of the Property other than the Grantor; and

Matters reflected on the survey dated October 10, 2016 prepared by George R. Lardizbal , RPLS No. 6051

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.

THE PROPERTY IS CONVEYED "AS IS, WHERE IS" WITH ALL FAULTS. THE GRANTOR MAKES NO REPRESENTATION OR WARRANTY (EXCEPT FOR THE WARRANTY OF TITLE IN THIS SPECIAL WARRANTY DEED) CONCERNING THE VALUE OF THE PROPERTY, THE CONDITION OF ANY IMPROVEMENTS ON THE PROPERTY, THE ENVIRONMENTAL CONDITION OF THE PROPERTY, THE PRESENCE OR ABSENCE OF ANY HYDROCARBONS, ASBESTOS, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES ON THE PROPERTY, THE PRESENCE OR ABSENCE OF UNDERGROUND STORAGE TANKS, THE SUITABILITY OF THE PROPERTY FOR A PARTICULAR PURPOSE, THE MERCHANTABILITY OF THE PROPERTY, THE PRESENCE OR ABSENCE OF ANY GROUND FAULTS OR THE GEOLOGICAL CONDITION OF THE PROPERTY. THE GRANTOR MAKES NO REPRESENTATION NOR SHOULD ANY REPRESENTATION BE IMPLIED AS A RESULT OF A COURSE OF CONDUCT OF THE GRANTOR OR GRANTEE OR DUE TO INDUSTRY USAGE AND PRACTICE. THE GRANTEE IS FAMILIAR WITH THE TYPE OF PROPERTY BEING CONVEYED. THE GRANTEE BY ACCEPTING THIS DEED WAIVES ANY RIGHT OR CAUSE OF ACTION THAT MAY ARISE UNDER THE TEXAS DECEPTIVE TRADE PRACTICES/CONSUMER PROTECTION ACT. THE GRANTEE BY ACCEPTING THIS DEED RELEASES THE GRANTOR FROM ANY CLAIM OR CAUSE OF ACTION RELATED TO THE CONDITION OF THE IMPROVEMENTS. THE GRANTEE BY ACCEPTING THIS DEED RELEASES THE GRANTOR FROM ANY CLAIM OR CAUSE OF ACTION RELATED TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY OR BY THE PRESENCE OF ANY HAZARDOUS MATERIALS OR TOXIC SUBSTANCES ON THE PROPERTY. EXCEPT FOR THIS DISCLAIMER OF WARRANTIES AND RELEASE OF CLAIMS, WHICH DO SURVIVE, ALL OTHER AGREEMENTS AND REPRESENTATIONS BETWEEN GRANTOR AND GRANTEE ARE MERGED INTO THIS DEED. THE GRANTEE ACKNOWLEDGES TO THE GRANTOR THAT IT HAS BEEN GIVEN AN ADEQUATE OPPORTUNITY TO INSPECT THE PROPERTY AND HAS DETERMINED TO RELY SOLELY ON ITS OWN INSPECTION OF THE PROPERTY AND NOT ON ANY STATEMENTS OF THE GRANTOR OR ANY AGENT OR REPRESENTATIVE OF THE GRANTOR. The term "Hazardous Materials" means any substance (a) the presence of which requires reporting, investigations, or remediation under any current federal, state or local statute, regulation or ordinance, or (b) which are currently defined as hazardous substances, toxic substances, regulated substances, pollutants, or contaminants under any current federal, state or local statute, regulation or ordinance, including hydrocarbons and asbestos.

Grantor and Grantee have as of the date of the deed, prorated property taxes based upon (i) the 2017 taxes; and (ii) the period of ownership of Grantor and Grantee during 2018. Grantor and Grantee will readjust the proration of 2018 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

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receiving notice, the difference between the estimated tax proration between Grantor and Grantee based on 2017 tax rate and value and the actual proration of taxes based on the 2018 value and tax rate and value applicable to the Property.

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

G Humble, LLC, a  
Texas limited liability company

*Patricia Al-Atlas Barrett*

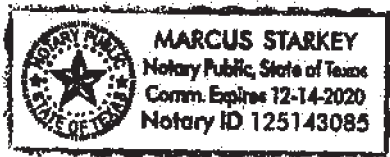
Patricia Al-Atlas Barrett, f/k/a Patricia Anne Al-Atlas, individually and as Successor Trustee under the Family Trust created in the Will of Abdullah Al-Atlas deceased filed under Probate Cause No. 383173, Probate County, Harris County, Texas.

By Gamal Enterprises, Inc. its Manager

By: *[Signature]*  
Kareem Gamal, President

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

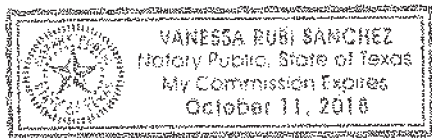
This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 2018 by Patricia Al-Atlas Barrett, to the capacity therein stated. MS



*[Signature]*  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 2018 by Kareem Gamal, President of Gamal Enterprises, Inc., Manager of G Humble, LLC



*[Signature]*  
Notary Public, State of Texas

Return to: \_\_\_\_\_  
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## EXHIBIT A

All of Unrestricted Reserve "R", in Block Twelve (12), and Unrestricted Reserve "S", in Block Eleven (11), of TIMBER FOREST, SECTION THREE (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 339, Page 39 of the Map Records of Harris County, Texas.

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