

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
(Pearland)**

Date: September 4, 2019

Grantors: Houston Gymkhana, LLC, a Texas limited liability company

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

Grantee: G Pearland Pkwy, 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):

Tract 1: Lot 3 Block 1, Amending Plat No. 2 of Highland Glen Center, subdivision in Brazoria County, Texas, recorded at Document No. 2014-013341, Official Public Records of Brazoria 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.

Tract 2: Non-exclusive easement estate created in that Reciprocal Easement Agreement dated October 5, 2005 by and between Peterson Group, Inc. and Highland Glen KRK Tykes, L.P. and filed in Document No. 2005057764, Official Public Records, Brazoria County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Subject to those easements, conditions, rights-of-way, restrictions, reservations of record, 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.

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 Pearland Pkwy, LLC, a Texas
limited liability company

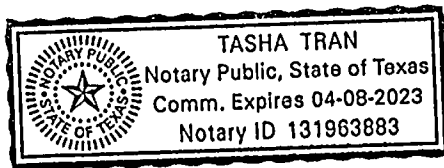
By: See Attached Signature page
Kareem Gamal, Manager

Houston Gymkhana, LLC, a Texas
limited liability company
By Dhanani Investments, Inc.

By: 
Nadyrshah Dhanani, President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4th day of September 2019 by Nadyrshah Dhanani in the capacity set forth.




Notary Public, State of Texas

Return to: _____


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.

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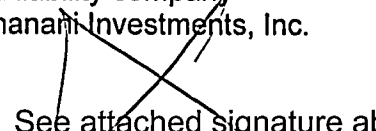
When the context requires, singular nouns and pronouns include the plural.

Accepted By:

G Pearland Pkwy, LLC, a Texas
limited liability company

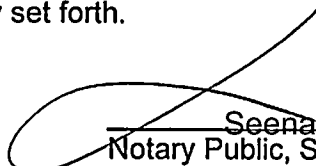
By: 
Kareem Gamal, Manager

Houston Gymkhana, LLC, a Texas
limited liability company
By Dhanani Investments, Inc.

By: 
See attached signature above
Nadyrshah Dhanani, President

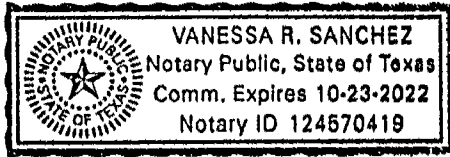
THE STATE OF TEXAS §
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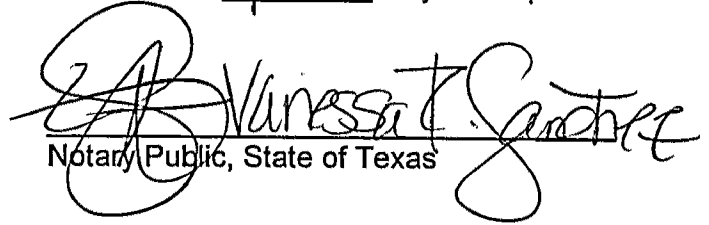
This instrument was acknowledged before me on the 0.00 day of September 2019 by Nadyrshah Dhanani in the capacity set forth.


Seen attached for notary
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4th day of September 2019 by KAREEM GAMAL, Manager.




Notary Public, State of Texas

Return to: G Pearlman Pkwy, LLC
5718 Washburn Rd. Ste. 1440
Houston, TX 77057

FILED and RECORDED

Instrument Number: 2019044885

Filing and Recording Date: 09/12/2019 08:03:40 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-jessie