

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CF#19-415968-MO
(1)

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WELLS FARGO BANK, N.A., a national banking association ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto G WF, LLC, a Texas limited liability company ("Grantee"), subject to the matters set out below, that certain tract or parcel of land in Houston, Texas more particularly described on Exhibit "A" attached to this deed and incorporated in it for all purposes, together with all rights, titles, and interests appurtenant thereto (such land and interests are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto said 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, other than the following exceptions:

1. Any easements, encumbrances (except for (i) monetary liens and (ii) 2018 taxes and prior years), restrictions, and reservations of record, but only to the extent that same are applicable to an enforceable against the Property;
2. Any matters that would be disclosed by an accurate, current survey and inspection of the property herein conveyed; and
3. A lien for ad valorem taxes for 2019 and subsequent years.

OTHER THAN THE COVENANT OF TITLE CONTAINED IN THE PRECEDING PARAGRAPH, GRANTEE IS PURCHASING THE PROPERTY ON AN "AS IS" BASIS WITH ALL FAULTS. GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, THE AVAILABILITY OF UTILITIES, ACCESS TO PUBLIC ROADS OR ITS PHYSICAL, OR ENVIRONMENTAL CONDITION. GRANTOR EXPRESSLY DISCLAIMS ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

In addition, this deed is made subject to the following use restriction, which prohibits certain activities as defined for a prescribed period of time, to-with:

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"Affiliated Entity" means any entity that controls, is controlled by, or is under common control with Grantor, including successors by merger, acquisition, or otherwise. **"Financial Services Business"** means accepting deposits; originating loans; cashing checks; offering trust services; selling stocks, bonds or mutual funds; or providing investment advice. No entity or person (including any commercial bank, national bank, state chartered bank, branch bank, savings and loan, credit union, investment firm brokerage house, or mortgage loan office) other than Grantor or an Affiliated Entity may conduct a Financial Services Business from the Property or erect signage on the Property that promotes or announces the proposed opening or operation of any such business. The foregoing restrictions are binding upon Grantee and Grantee's successors and assigns; are deemed to be covenants that touch and concern the land and run with the land; are for the benefit of Grantor and its successors and assigns and its properties located within the same county and state in which the property is located and the counties adjacent thereto; and expire two (2) years after the recording date of this Special Warranty Deed.

[No further language on this page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized representative

Wells Fargo Bank, N.A.,
a national banking association

By: Beverly R. Chavez
Beverly R. Chavez, Vice President

STATE OF New Mexico)
COUNTY OF Bernalillo) SS:

The foregoing instrument was acknowledged before me this 28th day of June, 2019, by Beverly R. Chavez, VP, of Wells Fargo Bank N.A., on behalf of the national banking association.



Regina D. Rodriguez
Notary Public


[Grantee's acceptance page to follow]

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Grantee's Acceptance of Special Warranty Deed

ACCEPTED BY:

G WF, LLC,
a Texas limited liability company

By: 
Kareem Gamal, Manager

GRANTEE'S ADDRESS:	AFTER RECORDING RETURN TO:
G WF, LLC 5718 Westheimer Road, Suite 1440 Houston, TX 77057-5757	G WF, LLC 5718 Westheimer Road, Suite 1440 Houston, TX 77057-5757

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EXHIBIT A

Legal Description

A TRACT OR PARCEL CONTAINING APPROXIMATELY 1.505 ACRES OR 65,564 SQUARE FEET OF LAND SITUATED IN THE M. TARIN SURVEY, ABSTRACT NO. 778, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "E", CYPRESS STATION RECORDED UNDER PLAT OR MAP VOL. 222, PG. 61 HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND THE RESIDUE OF A CALLED 1.943 ACRE TRACT OF LAND CONVEYED TO ALLIED JETERO BANK RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO(S). F-910385, F-913690, AND F917772, WITH SAID 1.505 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED OF THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83);

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF ON THE NORTH RIGHT OF WAY (R.O.W.) LINE OF OVERLAND TRAIL DRIVE (60' R.O.W.) AND THE EAST (R.O.W.) LINE OF WELLS FARGO DRIVE (R.O.W. VARIES), ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 06 DEG. 02 MIN. 25 SEC., AN ARC LENGTH OF 98.04 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEG. 16 MIN. 54 SEC. WEST, 98.00 FEET TO AN "X" SET IN CONCRETE MARKING THE POINT OF TANGENCY;

THENCE, NORTH 03 DEG. 18 MIN. 07 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID WELLS FARGO DRIVE, A DISTANCE OF 115.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01 DEG. 13 MIN. 11 SEC., AN ARC LENGTH OF 6.39 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 02 DEG. 41 MIN. 31 SEC. WEST, 6.39 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF A CALLED 2.7893 ACRE TRACT OF LAND CONVEYED TO G6 HOSPITALITY PROPERTY LLC AS RECORDED UNDER H.C.C.F. NO. 20120472032 AND ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 82 DEG. 36 MIN. 54 SEC. EAST, LEAVING SAID EAST R.O.W. LINE AND ALONG THE SOUTH LINE OF SAID 2.7893 ACRE TRACT, A DISTANCE OF 278.48 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "TERRA" FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON WITH THE NORTHEAST CORNER OF A CALLED 0.0262 ACRE TRACT CONVEYED TO GT SWAN, LLC RECORDED UNDER H.C.C.F. NO. 20140399929;

THENCE, SOUTH 07 DEG. 49 MIN. 46 SEC. EAST, ALONG THE WEST LINE OF SAID 0.0262 ACRE TRACT, COMMON WITH THE EAST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 228.34 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "TERRA" FOUND ON THE NORTH R.O.W. LINE OF SAID OVERLAND TRAIL DRIVE MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 82 DEG. 36 MIN. 54 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID OVERLAND TRAIL DRIVE, A DISTANCE OF 205.56 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, ALONG THE NORTH R.O.W. LINE OF SAID OVERLAND TRAIL DRIVE, HAVING A RADIUS OF 460.51 FEET, A CENTRAL ANGLE OF 11 DEG. 58 MIN. 19 SEC., AN ARC LENGTH OF 96.22 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 88 DEG. 36 MIN. 04 SEC. WEST, 96.05 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 1.505 ACRES OR 65,564 SQUARE FEET OF LAND.

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07/03/2019 09:05 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$32.00

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