

MK-22-3480

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

Date: January 17, 2023

Grantor: RS Coit Lexington 5 LLC, a Texas limited liability company

Grantee: Suniksha Ventures LP, a Texas limited partnership

Grantee's Mailing Address:

2472 Twin Oaks Drive
Little Elm, TX 75068

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

TRACT 1: (FEE SIMPLE)

BEING Lot 2, Block A, of BEST BRAINS ADDITION, an addition to the City of Frisco, Collin County, Texas, according to the revised plat thereof recorded in Cabinet 2022, Page 782, Plat Records, Collin County, Texas.

TRACT 2: (EASEMENT ESTATE)

Parking Easement to Lot 2, as set out on the plat of Best Brains Addition, Block A, Lots 1-7, an addition to the City of Frisco, Collin County, Texas, according to the plat thereof recorded in Cabinet 2022, Pages 130-131, Plat Records of Collin County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

See attached Exhibit "A".

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

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

[SIGNATURE PAGE FOLLOWS]

Grantor:

RS Coit Lexington 5 LLC, a Texas limited liability company

By: P. Ramamohana Rao Putta
Ramamohana Rao Putta, Manager

STATE OF TEXAS)

COUNTY OF COLLIN)

This instrument was acknowledged before me on January 17, 2023, by Ramamohana Rao Putta as Manager of RS Coit Lexington 5, LLC, a Texas limited liability company.



Rachelle Dytko
Notary Public

Grantee:

Suniksha Ventures LP, a Texas Limited Partnership:

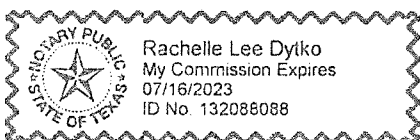
**Suniksha Properties, LLC, a Texas limited liability company,
as General Partner**

By: Srinivasulu Mupparaju
Srinivasulu Mupparaju, Manager

STATE OF TEXAS)

COUNTY OF COLLIN)

This instrument was acknowledged before me on January 17, 2023, by Srinivasulu Mupparaju as Manager of Suniksha Properties, LLC, a Texas limited liability company, as General Partner of Suniksha Ventures LP, a Texas limited partnership.



Rachelle Dytko
Notary Public

EXHIBIT A

DEED RESTRICTIONS

The following uses are not permitted on the Property:

- i. a junk yard, salvage yard or abandoned vehicle operation;
- ii. dumping, disposal, incineration, or reduction of garbage or refuse of any nature;
- iii. smelting of iron, tin, zinc or other ore;
- iv. landfill;
- v. pawn shop;
- vi. used automobile dealership;
- vii. massage parlor, except legitimate, licensed "day spas";
- viii. sexually oriented business such as, but not limited to, X-rated movie or video sales, theater or rental facility, nude modeling studio, lounge or club featuring nude or semi-nude entertainers, or escort service;
- ix. slaughterhouse or plant for the rendering of animal substances;
- x. overnight parking or storage of campers, mobile homes, boats, or motor homes, except in covered or enclosed areas;
- xi. vape shop, CBD and/or marijuana dispensary, or facility for the sale of paraphernalia for use with illicit drugs;
- xii. auto repair shop;
- xiii. liquor store, bar, tavern, nightclub or cocktail lounge, except a bar or cocktail lounge will be permitted in a restaurant which provides table-top seating for substantially all of its customers and offers a full menu of food items (i.e., not just snacks and appetizers);
- xiv. dry-cleaning establishment with on-site processing except if the on-site processing uses methods and chemicals approved by applicable environmental laws;
- xv. crematorium;
- xvi. cemetery;

xvii. arcade or game room; however, a restaurant that is otherwise not prohibited hereunder in which electronic games are incidental to its restaurant business will not be deemed to violate this prohibition, including, but not limited to, a pizza parlor or like establishment which is comparable to a "Peter Piper Pizza" or a "Chuck E. Cheese Pizza";

xviii. any trailer court, mobile home park, lot for sale of new or used motor vehicles, labor camp, stock yard, or animal raising (other than pet shops and veterinarian clinics or veterinarian hospitals, provided such facilities have no provision for keeping animals overnight and otherwise comply with the provisions hereof);

xix. industrial use; the treatment or processing of raw products in factories; the processing and converting of raw, unfinished, or finished materials or products, or any of these into an article or substance of different character, or for use for a different character, or for use for a different purpose; industries furnishing labor in the case of manufacturing or the refinishing of manufactured articles; any use for which a trucking operation (requiring or resulting in the parking or maintenance of trucks is conducted);

xx. manufacturing use; use of the Properties as the site of a building or group of buildings designed and/or operated for the primary purpose of manufacturing;

xxi. any carnival, amusement park or circus;

xxii. any use which involves any unusual firing, explosives, or other dangerous or damaging hazards (including the storage, display, or sale of explosives or fireworks);

xxiii. any fire sale, bankruptcy sale (unless pursuant to a court order), or auction house operation;

xxiv. any type of "flea market" or "tent" sale;

xxv. any drug, alcohol, or mental health rehabilitation centers, or substance abuse clinic or halfway house;

xxvi. bail bond business;

xxvii. operation of any business offering daycare, after-school care, tutoring, or college preparatory courses.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000004815

eRecording - Real Property

DEED

Recorded On: January 18, 2023 01:05 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2023000004815
Receipt Number: 20230117000534
Recorded Date/Time: January 18, 2023 01:05 PM
User: Dwayne K
Station: Station 11

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX