

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS:

That PULTE HOMES OF TEXAS, L.P., a Texas limited partnership, hereinafter called "GRANTOR", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by EAGLE LANDING COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, hereinafter called "GRANTEE", the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the said GRANTEE, all of that certain real property, together with all appurtenances and improvements situated thereon, located in Harris County, Texas, herein called the "Property", described in Exhibit "A" attached hereto and incorporated herein.

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THIS CONVEYANCE is made and accepted subject to all valid and subsisting restrictions, rights-of-way, mineral and royalty reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or governmental authorities, conditions and covenants, if any, applicable to and enforceable against the Property, of record in the Office of the County Clerk of Harris County, Texas.

EXCEPT AS EXPRESSLY SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATIONS OR WARRANTIES (A) REGARDING

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THE PHYSICAL CONDITION OF THE PROPERTY OR ITS SUITABILITY FOR ANY PARTICULAR PURPOSE, (B) THE SOIL CONDITIONS EXISTING AT THE PROPERTY FOR ANY PARTICULAR PURPOSE OR DEVELOPMENT POTENTIAL, AND (C) THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES, MATTER, OR MATERIAL IN, ON, OR UNDER THE PROPERTY. GRANTEE AGREES THAT THE PROPERTY WAS SOLD TO AND ACCEPTED BY GRANTEE IN ITS THEN-PRESENT CONDITION, "AS IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER EXPRESSED OR IMPLIED".

TO HAVE AND TO HOLD the above described Property, together with all singular rights and appurtenances thereto in anywise belonging, unto said GRANTEE, Grantee's successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said GRANTEE, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through and under GRANTOR, but not otherwise.

All taxes and assessments against the Property incurred for the current year have been prorated to the date hereof and GRANTEE assumes payment thereof.

FILED

06 AUG -9 AM 11:21

Bonnie R. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

EXHIBIT "A"

Restricted Reserve "A", containing 0.7227 acres of land in Eagle Landing, Section Two (2);

Restricted Reserve "B", containing 0.1677 acres of land in Eagle Landing, Section Two (2);

Restricted Reserve "C", containing 0.5102 acres of land in Eagle Landing, Section Two (2);

Restricted Reserve "D", containing 0.1612 acres of land in Eagle Landing, Section Two (2);

Restricted Reserve "E", containing 0.1046 acres of land in Eagle Landing, Section Two (2);

Restricted Reserve "H", containing 0.4203 acres of land in Eagle Landing, Section Two (2); and,

Restricted Reserve "I", containing 0.3291 acres of land in Eagle Landing, Section Two (2).

All of said Reserves being located in Eagle Landing, Section Two (2), according to the map or plat thereof recorded under Harris County Clerk's Film Code No. 576270.

Restricted Reserve "A", Block 1, in Eagle Landing, Section Three (3);

Restricted Reserve "D", Block 2, in Eagle Landing, Section Three (3);

Restricted Reserve "E", Block 2, in Eagle Landing, Section Three (3);

Restricted Reserve "B", Block 3, in Eagle Landing, Section Three (3); and,

Restricted Reserve "C", Block 3, in Eagle Landing, Section Three (3).

All of said Reserves being located in Eagle Landing, Section Three (3), according to the map or plat thereof recorded under Harris County Clerk's Film Code No. 572129.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts additions and 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 on

AUG - 9 2006



Carolyn L. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2006-1-28

