

**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.**

**DEED WITHOUT WARRANTY**

**RECITALS**

WHEREAS, Grantee (as defined below) was involved in multiple exchanges of real property, including certain Reserves and certain Private Streets, within the Remington Ranch community (the "Community"), with prior owners and developers of the Community;

WHEREAS, certain portions of the Community were subdivided and re-subdivided;

WHEREAS, Grantee and Grantor (as defined below) wish to ensure that Grantee has been conveyed ownership of those certain Reserves and Private Streets in (i) Remington Ranch, SEC 25, according to the map or plat thereof recorded at Film Code No. 604173 of the Map Records of Harris County, Texas, (ii) Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas, and (iii) Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas, as more particularly described herein and on Exhibit "A" attached hereto;

WHEREAS, Grantor and Grantee acknowledge, given the complex title history of the Community, that Grantee may already technically have an ownership interest in some of the property being conveyed hereunder but such tracts are being included in order to avoid any doubt as to Grantee's ownership thereof.

**CONVEYANCE**

~~Date: September 10, 2020~~  
Date: DECEMBER 10, 2020

**Grantor:** KB HOME Lone Star Inc., a Texas corporation

**Grantor's Mailing Address:** 11314 Richmond Avenue  
**(including county)** Houston, Harris County, Texas 77082

**Grantee:** REMINGTON RANCH COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation

**Grantee's Mailing Address:** 8811 FM 1960 Bypass Road, Suite 200  
**(including county)** Humble, Harris County, Texas, 77338

**Consideration:** Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt

RP-2020-608995

and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** That certain real property in Harris County, Texas, more particularly described on Exhibit "A" attached hereto.

**Reservations from and Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to any and all validly existing encumbrances, conditions, restrictions, and other matters of record relating to the hereinabove described Property as now reflected by the records of the County Clerk of Harris County, Texas, and any other matters that would be revealed by a physical inspection of the Property.

Grantor, for the consideration and subject to the Reservations from 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 it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

**THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", WITHOUT ANY PROMISE, WARRANTY OR REPRESENTATION EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY AS TO TITLE, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ENVIRONMENTAL CONDITION, ZONING, TAXES, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES, OR ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY GRANTOR OR BY OTHERS TO GRANTEE RELATING TO THE PROPERTY.**

BY ACCEPTANCE OF THIS DEED, GRANTEE AGREES (I) TO RELEASE AND CONVEY, AND DOES HEREBY RELEASE AND CONVEY, ANY AND ALL OWNERSHIP INTEREST GRANTEE MAY HAVE IN AND TO ANY RESIDENTIAL LOT IN THE COMMUNITY CAUSED BY THE SHIFTING OF LOT LINES ON ANY PLAT OR REPLAT, AND (II) TO EXECUTE SUCH INSTRUMENTS AS REASONABLY REQUESTED TO EVIDENCE THE SAME.

*\*\*\*Remainder of page intentionally left blank. Signature pages follow.\*\*\**

This Deed Without Warranty is executed effective as of the date first above written.

**GRANTOR**

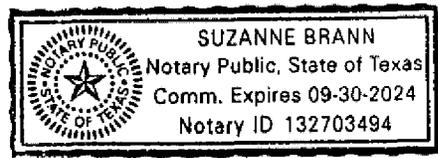
**KB HOME LONE STAR INC., a Texas corporation**

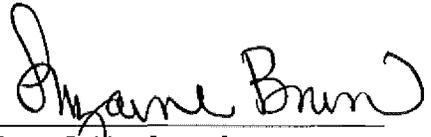
Signature:   
Printed Name: Mark Eubanks  
Title: Vice President of Finance

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me this 10<sup>th</sup> day of DECEMBER 2020, by MARK EUBANKS, VP FINANCE of KB HOME Lone Star Inc., a Texas corporation, on behalf of said corporation.

[SEAL]



  
Notary Public, State of Texas

RP-2020-608995

This Deed Without Warranty is executed effective as of the date first above written.

**ACCEPTED AND AGREED:**

**GRANTEE**

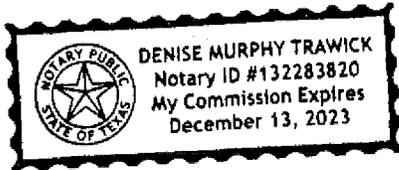
**REMINGTON RANCH COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation

Signature: [Handwritten Signature]  
Printed Name: Nickolas Stigars  
Title: President

STATE OF TEXAS §  
COUNTY OF Montgomery §

This instrument was acknowledged before me this 8 day of December, 2020, by Nickolas Stigars President of Remington Ranch Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



[Handwritten Signature]  
Notary Public, State of Texas

After recording, return to:

KB HOME LONE STAR INC.  
Attn: Land Department  
11314 Richmond Avenue  
Houston, Texas 77082

RP-2020-608995

**EXHIBIT A**

Reserve "I," Remington Ranch, SEC 25, according to the map or plat thereof recorded at Film Code No. 604173 of the Map Records of Harris County, Texas, as the same may have been altered, amended or revised by subsequent replats, including Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

Reserve "H," Remington Ranch, SEC 25, according to the map or plat thereof recorded at Film Code No. 604173 of the Map Records of Harris County, Texas, as the same may have been altered, amended or revised by subsequent replats, including Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

Reserve "E," Remington Ranch, SEC 25, according to the map or plat thereof recorded at Film Code No. 604173 of the Map Records of Harris County, Texas, as the same may have been altered, amended or revised by subsequent replats, including Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

Reserve "A," Remington Ranch, SEC 25, according to the map or plat thereof recorded at Film Code No. 604173 of the Map Records of Harris County, Texas, as the same may have been altered, amended or revised by subsequent replats, including Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Bee Line Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Goldmar Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Corral Gate Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Sunrise Ranch Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Ruby Ranch Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

RP-2020-608995

That certain Private Street described as Buckner Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Barnesdale Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Bobcat Path Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Porchlight Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

That certain Private Street described as Range Haven Court, Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

Reserve "A" Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

Reserve "B" Remington Ranch SEC 25 Partial Replat No 1 and Remington Ranch SEC 26 Partial Replat No 2, according to the map or plat thereof recorded at Film Code No. 633015 of the Map Records of Harris County, Texas.

Reserve "A" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "B" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "C" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "D" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "E" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "F" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "G" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "H" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "I" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "J" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

Reserve "K" Remington Ranch SEC 27, according to the map or plat thereof recorded at Film Code No. 677950 of the Map Records of Harris County, Texas.

RP-2020-608995

RP-2020-608995  
# Pages 8  
12/11/2020 10:18 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$42.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2020-608995