



**SPECIAL
WARRANTY DEED**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Date: May 4th, 2015

Grantor: Katy 309 Venture, L.P., a Texas limited partnership, acting herein by and through the duly authorized officer of its general partner.

Grantor's Mailing Address (including county): 9801 Westheimer, Suite 250
Houston, Harris County, Texas 77042

Grantee: Silver Ranch Community Association, Inc.,
a Texas non-profit corporation

Grantee's Mailing Address (including county): c/o RMWBH
2800 Post Oak Blvd., Suite 5777
Houston, Texas 77056

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Restricted Reserves "A" and "B", Silver Ranch, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Plat No. 2015044717 of the Plat Records of Fort Bend County, Texas

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The Property is conveyed subject to any and all recorded restrictive covenants, rights-of-way, mineral and royalty reservations, maintenance charges and the liens securing same, zoning laws, ordinances of municipal and/or governmental authorities, conditions, and covenants, if any, applicable to and enforceable against the Property as reflected in the records of the Office of the County Clerk of Fort Bend County, Texas. Grantee shall be personally responsible for any and all maintenance assessments under said restrictive covenants, if any, and for all taxes that hereafter become due on the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS and CONVEYS to Grantee all of its right, title and interest in and to 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 successors or assigns forever. Grantor binds Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's successors or 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 and exceptions to conveyance and warranty.

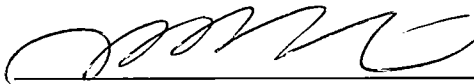
GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGE THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS SUCH PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING SPECIFICALLY, WITHOUT LIMITATION, ANY IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.

KATY 309 VENTURE, L.P.
a Texas limited partnership

By: KATY 309 (Houston) AIP IV, L.P.
a Texas limited partnership
its sole general partner

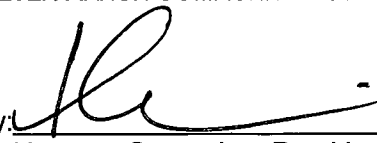
By: Katy 309 (Houston) GP, L.L.L.P.
a Delaware limited liability limited
partnership
its sole general partner

By: Avanti Management Corporation
a Florida corporation
its general partner

By: 
Marvin Shapiro, President

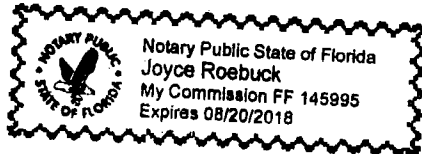
Date: 5/1/15

ACCEPTED:
SILVER RANCH COMMUNITY ASSOCIATION, INC.

By: 
Houman Samanian, President

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 1st day of May, 2015, by Marvin Shapiro, ~~Vice~~ President of KATY 309 (Houston) AIP IV, L.P, general partner of Katy 309 Venture, L.P, a Texas limited partnership, on behalf of said limited partnership.



Joyce Roebuck
Notary Public for the State of Florida

ACKNOWLEDGEMENT

This instrument was acknowledged before me on the 4th day of May, 2015, by Houman Samanian, President of Silver Ranch Community Association, Inc., on behalf of said non-profit corporation.



C. Linares
Notary Public for the State of Texas