

**ELECTRONICALLY RECORDED 201800300368
11/09/2018 04:36:42 PM DEED 1/6**

GF# 1704479-MCCB

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.

STATE OF TEXAS

COUNTY OF DALLAS

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§

KNOW ALL MEN BY THESE PRESENTS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THAT LYNN M. DJAHANGIRI, Individually and as Independent Administrator of the ESTATE OF NASSER DJAHANGIRI, deceased ("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, paid to Grantor by RRC ACQUISITIONS VI, LLC, a Texas limited liability company, having an address at 16812 Dallas Parkway, Dallas, Texas 75248 ("Grantee"), and for the further consideration of the payment of part of the purchase price to Grantor by Texas Brand Bank ("Mortgagee"), named as payee of that certain promissory note of even date herewith (the "Note") payable by Grantee as maker to the order of Mortgagee, in the original principal sum of THREE HUNDRED TWENTY FIVE THOUSAND and No/100 Dollars (\$325,000.00) and the payment of which Note is secured by Vendor's Lien herein retained, and is additionally secured by a deed of trust of even date herewith executed by Grantee to Edward B. Tomlinson, Trustee, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain land (the "Land") situated in Dallas County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with (i) all of Grantor's right, title and interest to all rights and appurtenances pertaining to the Land, including, without limitation, all roads, alleys, easements, streets and ways adjacent to or serving the Land, strips and gores and rights of ingress and egress thereto, benefits, privileges, easements, tenements, hereditaments, riparian rights, appurtenances thereon or in anywise appertaining thereto (the "Rights"); and (ii) all improvements, structures and fixtures placed, constructed or installed on the Land, if any (the "Improvements") (the Land, the Improvements and the Rights being sometimes referred to hereinafter as the "Real Property" or the "Property").

This conveyance and the warranties of title contained herein are expressly made subject to those certain encumbrances, easements and other matters more particularly described on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property (subject to the foregoing) unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's 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.

The vendor's lien against and superior title to the Property are retained until the Note is paid, at which time this deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Mortgagee without warranty or recourse on Grantor.

Ad valorem taxes relating to the Property have been finally prorated between Grantor and Grantee as of the date hereof and Grantee assumes payment of such ad valorem taxes.

EXECUTED to be effective as of the 6th day of November, 2018.

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GRANTOR:

Lynn M. Djahangiri
LYNN M. DJAHANGIRI

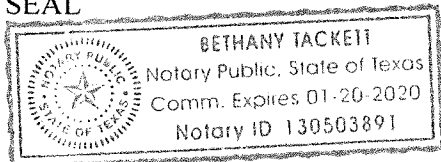
Lynn M. Djahangiri
LYNN M. DJAHANGIRI, INDEPENDENT
ADMINISTRATOR OF THE ESTATE OF
NASSER DJAHANGIRI, DECEASED

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me on this day personally appeared Lynn M. Djahangiri, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 6TH day of NOVEMBER, 2018.

SEAL



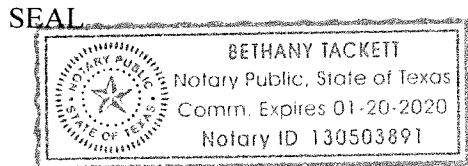
Bethany Tackett
Notary Public In and for the State of Texas

My Commission Expires:
1-20-2020

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me on this day personally appeared Lynn M. Djahangiri, Independent Administrator of the Estate of Nasser Djahangiri, deceased, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 6TH day of NOVEMBER, 2018.



Thy 717
Notary Public In and for the State of Texas

My Commission Expires:
1-20-2020

AFTER RECORDING RETURN TO:

RRC ACQUISITIONS VI, LLC
16812 Dallas Parkway
Dallas, Texas 75248

SEND TAX NOTICES TO:

RRC ACQUISITIONS VI, LLC
16812 Dallas Parkway
Dallas, Texas 75248

EXHIBIT "A"

Description of Land

BEING a 5.888 acre tract of land situated in the James W. Gardner Survey Abstract Number 526, City of Rowlett, Dallas County, Texas, and being part of that tract described in Warranty Deed to Lynn M. Djahangiri as recorded in Volume 97190, Page 1470, Deed Records Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found for the northeast corner of Lot 2, Block B, Pearson Addition, an Addition to the City of Rowlett, recorded in Volume 2003230, Page 159, D.R.D.C.T., being in the west line of Lot 1, Block C, of said Pearson Addition and being the southeast corner of the herein described tract;

THENCE South 88° 32' 06" West with the north line said Lot 2 and Lot 1, Block B, Pearson Addition, a distance of 498.42 feet to a point for corner, at the intersection of said north line and the center of a creek;

THENCE northerly with the center of said creek as follows:

North 18° 13' 18" East, a distance of 50.33 feet to a point for corner;

North 58° 44' 53" East, a distance of 66.44 feet to a point for corner;

North 12° 55' 24" East, a distance of 190.99 feet to a point for corner;

North 07° 40' 37" East, a distance of 111.07 feet to a point for corner;

THENCE North 03° 09' 34" East leaving said creek, a distance of 294.67 feet to a found 1/2" iron rod, being the northwest corner of the herein described tract and an ell corner for the tract described in Instrument Number 201700358923, Official Public Records, Dallas County, Texas;

THENCE North 88° 26' 28" East, a distance of 341.10 feet to a point for corner, from which a found 1/2" iron rod bears South 85° 55' East, 0.90 feet, being the northeast corner of the herein described tract, and being in the west line of Lot 2, Block C, of said Pearson Addition;

THENCE South 00° 56' 14" East, a distance of 669.34 feet to the POINT OF BEGINNING containing 5.888 acres(256,486 square feet) of land more or less.

EXHIBIT "B"

Permitted Exceptions

1. Easement as shown in instrument from H. F. Allison and Ralph C. Wylie, d/b/a H. F. Allison Company to Kenneth P. Shivers, dated July 3, 1963 and filed in Volume 102, Page 1414, Deed Records, Dallas County, Texas, as shown on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
2. Easement as shown in instrument from L. S. Fisher, et ux and A. F. Gross, et ux to Texas Power and Light Company, dated January 5, 1916 and filed in Volume 668, Page 52, Deed Records, Dallas County, Texas, as noted on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
3. Easement as shown in instrument from C. H. Axe and Dovie Axe to Lone Star Gas Company, dated May 24, 1926 and filed in Volume 1336, Page 191, Deed Records, Dallas County, Texas, ss affected by Partial Release of Easement dated November 2, 1960 and recorded in Volume 5444, Page 554, Deed Records, Dallas County, Texas, as shown on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
4. Easement as shown in instrument from C. H. Axe and wife, Dovie Axe to Texas Power & Light Company, dated August 3, 1936 and filed in Volume 1982, Page 206, Deed Records, Dallas County, Texas, as noted on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
5. Easement as shown in instrument from C. H. Axe and wife, Dovie Axe to Texas Power and Light Company, dated October 12, 1936 and filed in Volume 1994, Page 237, Deed Records, Dallas County, Texas, as noted on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
6. Easement as shown in instrument from Jack Tiner and Carol Sue Tiner to Texas Power & Light Company, dated December 12, 1967 and filed in Volume 68015, Page 336, Official Public Records, Dallas County, Texas, as noted on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
7. Easement as shown in instrument from Ann Marie Hillman and Steve E. Hillman to City of Rowlett, dated September 28, 1982 and filed in Volume 82196, Page 1282, Official Public Records, Dallas County, Texas, as shown on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
8. Terms, conditions and stipulations contained in Boundary Line Agreement dated June 20, 1994 executed by and between Centennial Homes, Inc. and Bill D. Wade and Dorothy Wade, and recorded in Volume 94120, Page 1730, of the Official Public Records of Dallas County, Texas, as shown on survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.
9. Rights or claims, if any, of adjoining property owner(s) in and to that portion of insured property lying between the fence and the north, south, east and west property lines as shown on the survey dated October 18, 2018, prepared by Paul Hubert, RPLS No. 1942.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/09/2018 04:36:42 PM
\$46.00
201800300368

