

**Denton County
Juli Luke
County Clerk**

Instrument Number: 5593

ERecordings-RP

WARRANTY DEED

Recorded On: January 15, 2020 08:12 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 5593
Receipt Number: 20200115000021
Recorded Date/Time: January 15, 2020 08:12 AM
User: Terri B
Station: Station 20

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

THAT, **Bloomfield Homes LP.**, a Texas limited partnership ("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 OHR HOMEOWNERS' ASSOCIATION, INC, a Texas nonprofit corporation ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property situated in Denton County, Texas, more particularly described as:

LOT 29X OPEN SPACE, BLOCK A, OAK HILL RANCH, PHASE 1, DENTON COUNTY;

and incorporated herein by reference for all purposes, together with all improvements located thereon (collectively, the "Property").

Grantor does further GRANT, BARGAIN, SELL and CONVEY unto Grantee, but without any warranties, including any of the warranties hereinafter set forth, any and all of Grantor's rights, title and interests in and to any adjacent streets, alleys or rights-of-way and any other interests of Grantor appurtenant to the Property.

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record, but only to the extent such encumbrances, easement and other matters 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 (except with respect to the above-described property as to which Grantor has expressly provided as being conveyed without warranty) 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.

GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED, GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY COVENANT OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, AND THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS". GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, VALUE, OPERATION, COMPLIANCE

WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY, AND GRANTOR SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIRS, ALTERATIONS OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY RESULTING FROM THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY, WHICH GRANTEE HAS INSPECTED AND ACCEPTS "AS IS".

By acceptance of this Special Warranty Deed, Grantee hereby assumes responsibility for (a) payment of all ad valorem taxes and assessments pertaining to the Property for the calendar year 2020 and all subsequent years, and (b) maintaining the Property.

EXECUTED to be effective as of the 15th day of January, 2020.

GRANTOR:

Bloomfield Homes, LP,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas Corporation,
its General Partner

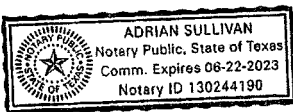
By: 
Name: Stephen Corradi
Title: Attorney in Fact


STATE OF TEXAS §
 §
COUNTY OF TARRANT §

Before me on this day personally appeared Stephen Corradi, Attorney in Fact for Bloomfield Properties, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 15th day of January, 2020.

SEAL




Notary Public
In and for the State of Texas

ACKNOWLEDGED AND ACCEPTED the 15th day of January, 2020.

GRANTEE:

OHR Homeowners' Association, Inc.
a Texas nonprofit corporation

By: 5 MA

Name: Timothy Stewart

Title: President

STATE OF TEXAS §

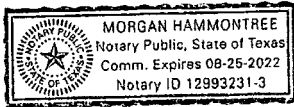
§

COUNTY OF TARRANT §

Before me on this day personally appeared Timothy Stewart, President of OHR HOMEOWNERS' ASSOCIATION, INC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 15th day of January, 2020.

SEAL



Morgan Hammontree
Notary Public
In and for the State of Texas

AFTER RECORDING RETURN TO:

Stephen Corradi

OHR HOMEOWNERS' ASSOCIATION, INC

1050 East Highway 114, Ste. 210

Southlake, Texas 76092