

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.

GENERAL WARRANTY DEED

Date: August 27, 2021

Grantor: JT Executive Properties, LLC

Grantor's Mailing Address: P.O. Box 886
Italy, TX 77651

Grantee: Four Trees Homeowners Association

Grantee's Mailing Address: P.O. Box 776
Waxahachie, TX 75168

Consideration: TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor.

Property (including any improvements):

LOT 7 (COMMON AREA) BLK A FOUR TREES ADDITION .167 AC, an addition in Ellis County, Texas of Ellis County, Texas.

LOT 33 (COMMON AREA) BLK D FOUR TREES ADDITION .89 AC, an addition in Ellis County, Texas of Ellis County, Texas.

LOT 16 (COMMON AREA) BLK D FOUR TREES ADDITION .53 AC, an addition in Ellis County, Texas of Ellis County, Texas.

LOT 49 (COMMON AREA) BLK G FOUR TREES ADDITION 1.79 AC, an addition in Ellis County, Texas of Ellis County, Texas.

Reservations from Conveyance: None.

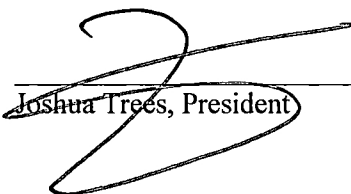
Exceptions to Conveyance and Warranty:

Any validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

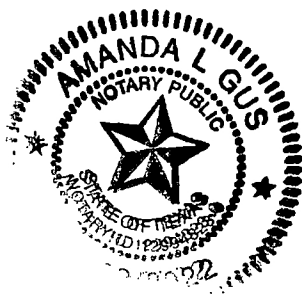
JT Executive Properties, LLC

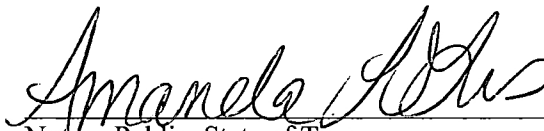

Joshua Trees, President

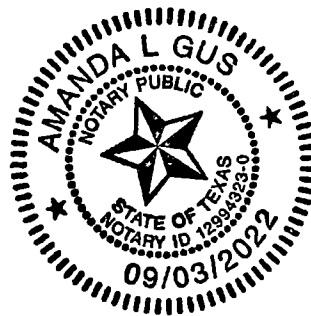
THE STATE OF TEXAS

THE COUNTY OF ELLIS

This instrument was acknowledged before me on the 27th day of August 2021, by Joshua Trees, President for JT Executive Properties, LLC

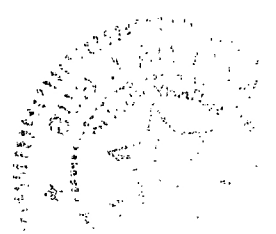



Amanda L. Gus
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:
Four Trees HOA
P.O. Box 776
Waxahachie, TX 75168

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2141908
on Sep 22, 2021 at 01:51:00 PM



STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hugo Valdez

COUNTY CLERK, ELLIS COUNTY TEXAS