




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: 202200002980 RECORDED DATE: 08/18/2022 10:47:55 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 2
Document Type: WARRANTY DEED Transaction Reference: Document Reference:	Transaction #: 884124 - 5 Doc(s) Document Page Count: 1 Operator Id: JSalazar	
RETURN TO: () 17 SERVICES LLC 1500 BROADWAY SUITE 203 LUBBOCK, TX 79401	SUBMITTED BY: 17 SERVICES LLC 1500 BROADWAY SUITE 203 LUBBOCK, TX 79401	
DOCUMENT # : 202200002980 RECORDED DATE: 08/18/2022 10:47:55 AM		
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.		
	 Jennifer Palermo Hockley County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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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.

GENERAL WARRANTY DEED
POA Tracts & Roads

STATE OF TEXAS §
HOCKLEY COUNTY §

Lot Makers, LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to **Quail Ridge Community Association, Inc.**, a Texas nonprofit corporation ("Grantee"), the real property in Hockley County, Texas, fully described as:

Tracts A, Tract B, Tract C, Tract D, and all areas within the boundaries of the "Sunset Lane" and "Quail Hollow Road" roadways, Quail Ridge Addition to Hockley County, Texas, according to the map, plat, and/or dedication deed there of recorded in CCFN 202200002787, Official Public Records of Hockley County, Texas

and all improvements located on it, together with all of Grantor's right, title, and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

This General Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, subject to the Permitted Exceptions.

Grantee, by its acceptance of this warranty deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2022 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

Grantee's address is: 1500 Broadway, Suite 1500, Lubbock, TX 79401.

EXECUTED as of August 16, 2022.

GRANTOR:
Lot Makers, LLC, a Texas limited liability company

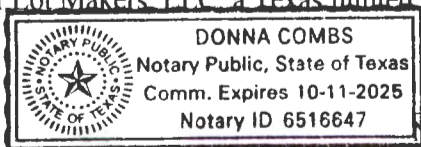
BY: [Signature]
Marc McDougal, Manager

BY: [Signature]
Barry Orr, Manager

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

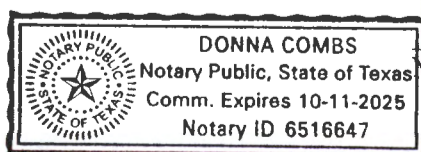
This instrument was acknowledged before me on August 5th, 2022, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public – State of Texas

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on August 16, 2022, by Barry Orr as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public – State of Texas