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 (Phase II)

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:

Tract E, Tract F, and all areas within the boundaries of the "Covey Lane," "Game Trail Road," "Bobwhite 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 20260002720, 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 2026 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 June 22, 2026.

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

BY: _____
Marc McDougal, Manager

BY: _____
Barry Orr, Manager

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Marc McDougal as ~~Manager of Lot Makers, LLC, a Texas~~ limited liability company, on behalf of said entity.

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

_____
Notary Public – State of Texas

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Barry Orr as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.

_____
Notary Public – State of Texas

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	**DOCUMENT #:** 202600002725 **RECORDED DATE:** 07/13/2026 12:59:02 PM

OFFICIAL RECORDING COVER PAGE

Document Type: WARRANTY DEED **Transaction Reference:** **Document Reference:**	**Transaction #:** 962276 - 8 Doc(s) **Document Page Count:** 1 **Operator Id:** PKiser
RETURN TO: () MOUTAIN TOP ENGENERING	**SUBMITTED BY:** MOUTAIN TOP ENGENERING

DOCUMENT # : 202600002725
RECORDED DATE: 07/13/2026 12:59:02 PM

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.

STATE OF TEXAS
HOCKLEY COUNTY

Jennifer Palermo

Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**