

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

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

THAT, LSLP Twisted Creek Ranch, LLC, a Delaware Limited Liability Company, duly authorized to do business in the State of Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration, including but not limited to fulfilling the requirements of building and conveying to Twisted Creek Ranch Property Owners' Association, Inc. the common property located within Twisted Creek Ranch Subdivision; in hand paid by Twisted Creek Ranch Property Owners' Association, Inc., a Texas Non-Profit Corporation, whose mailing address is c/o David De La Rosa, 128 Wichita Trail, Georgetown, Texas 78633, hereinafter called "Grantee", the receipt and sufficiency of which is hereby acknowledged and confessed, HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee all that certain lot, tract or parcel of land, lying and being situated in Comanche County, Texas, and being more particularly described as follows, to wit:

Tract 1: All of the streets and rights-of-way for said streets together with all improvements situated thereon, including but not limited to the water fire protection tank, as shown on the Plat of Twisted Creek Ranch Subdivision filed on February 28, 2022, under Volume B, Page 90-94 of the Plat Records of the Comanche County Clerk, Comanche County, Texas,

including the following:

- a. Twisted Creek Drive;
- b. Park Meadows Drive;
- c. Tatanka Trail; and
- d. Whitetail Springs Lane.

Tract 2: All easements contained in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Twisted Creek Ranch Subdivision filed on March 11, 2022, under Clerk's Instrument No. 719 of the Official Public Records of the Comanche County Clerk, Comanche County, Texas.

Tract 3: Any and all easements shown on the Plat of Twisted Creek Ranch Subdivision filed on February 28, 2022, under Volume B, Page 90-94 of the Plat Records of the Comanche County Clerk, Comanche County, Texas.

SUBJECT TO all easements, restrictions, reservations, permits, declarations, mineral and royalty reservations, and any other documents appearing of record affecting the above described property.

TO HAVE AND TO HOLD all of the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject to the above referred to easements, restrictions and reservations.

GRANTOR HAS NOT MADE, AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES

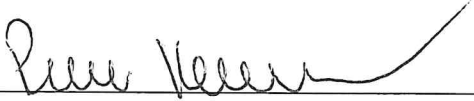
WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED HEREUNDER, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, FOR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. EXCEPT FOR THE WARRANTIES EXPRESSLY CONTAINED HEREIN, THE PROPERTY IS HEREBY SOLD, TRANSFERRED, AND ASSIGNED TO GRANTEE "AS IS" AND "WITH ALL FAULTS".

EFFECTIVE on this the 6th day of MARCH 2024.

[Signature follows on next page.]

LSLP Twisted Creek Ranch, LLC, a
Delaware limited liability company

By: American Land Partners, LLC, a
Delaware limited liability company, Manager

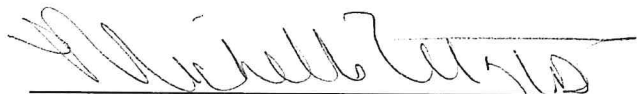
By: 
Price Keever, Authorized Agent

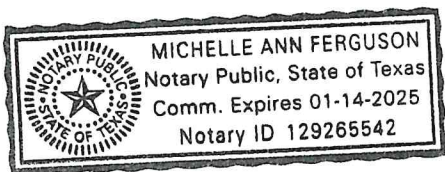
STATE OF TEXAS §
COUNTY OF BURNET §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Price Keever, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 6th day of MARCH 2024.


NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:

Twisted Creek Ranch Property Owners' Association, Inc.
c/o David De La Rosa
128 Wichita Trail
Georgetown, Texas 78633

FILED FOR RECORD
AT 10:00 O'CLOCK A M

APR 1 2024


Clerk, County Court Comanche Co., Texas

Twisted Creek Ranch
P.O. Box 155
Evant, TX 76525

④ Alison Thomas
37.00