

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 46329

ERecordings-RP

WARRANTY DEED

Recorded On: April 26, 2019 02:14 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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: 46329  
Receipt Number: 20190426000461  
Recorded Date/Time: April 26, 2019 02:14 PM  
User: Darcey B  
Station: Station 21

**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 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.**

## **SPECIAL WARRANTY DEED**

Date: April 24, 2019

Grantor: Astra Carmel, LLC

Grantor's Mailing Address: 3625 Hall Street, Suite 720, Dallas, Texas 75219

Grantee: The Villages of Carmel Homeowners Association, Inc.

Grantee's Mailing Address: 8668 John Hickman Parkway #801, Frisco, Texas 75034

Consideration: Ten and no/100 Dollars (\$10.00) for valuable consideration in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged.

Property (including any improvements) located in Denton County, Texas, which is more particularly described as:

Lot 11, Block G of Villages of Carmel Phase 4A, an addition to the City of Denton, Denton County, Texas according to the Map or Plat thereof recorded in/under Clerk's File No. 2016-162, Map/Plat Records, Denton County, Texas

Lot 14, Block F of Villages of Carmel Phase 4B, an addition to the City of Denton, Denton County, Texas according to the Map or Plat thereof recorded in/under Clerk's File No. 2017-426, Map/Plat Records, Denton County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; and taxes for the current year, the payment of which Grantee assumes.

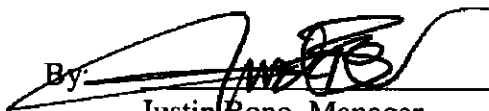
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty set forth above, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty set forth above.

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

**GRANTOR:**

ASTRA CARMEL, LLC,  
a Texas limited liability company

By:   
Justin Bono, Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 24th of April 2019, by Justin Bono, Manager of Astra Carmel, LLC, a Texas limited liability company.



  
NOTARY PUBLIC STATE OF TEXAS

After Recording return to:

Selina Emminger, CMCA  
Legacy Southwest Property Management, LLC  
8668 John Hickman Parkway #801  
Frisco, TX 75034