

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 45375

ERecordings-RP

WARRANTY DEED

Recorded On: April 25, 2019 10:40 AM

Number of Pages: 6

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

Total Recording: \$46.00

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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: 45375  
Receipt Number: 20190425000191  
Recorded Date/Time: April 25, 2019 10:40 AM  
User: Terri B  
Station: Station 20

**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

Courtesy/STC/13A/AS

**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 25, 2019

Grantor: 2017 Villages of Carmel Homeowners Association, Inc.

Grantor's Mailing Address: 1038 Texan Trail, Grapevine, Texas 76051

Grantee: The Villages of Carmel Homeowners Association, Inc.

Grantee's Mailing Address: 8668 John Hickman Parkway #801, Frisco, TX 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 on Exhibits A-1, A-2, and A-3 attached hereto.

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, other than liens and conveyances, 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.

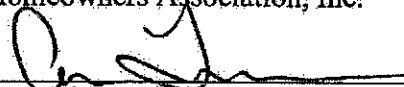
When the context requires, singular nouns and pronouns include the plural.



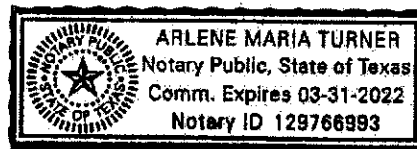
Bruce French, Director  
2017 Villages of Carmel Homeowners  
Association, Inc.

THE STATE OF TEXAS  
COUNTY OF DENTON

This instrument was acknowledged before me on this 25 of April 2019, by Bruce French, Director of 2017 Villages of Carmel Homeowners Association, Inc.



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

**EXHIBITS:**

- Exhibit A-1 Legal Description of the Property
- Exhibit A-2 Depiction of Tracts 1 and 2 of the Property
- Exhibit A-3 Depiction of Tract 3 of the Property

**EXHIBIT A-1**  
**LEGAL DESCRIPTION OF THE PROPERTY**

**Tract 1**

Lot 1 in Block AA of Villages of Carmel Phase 5A, an addition to the City of Denton, Denton County, Texas according to the Map or Plat thereof recorded in/under Clerk's File No. 2017-167, Map/Plat Records, Denton County, Texas (the "Phase 5A Plat").

Tract 1 is depicted on a portion of the Phase 5A Plat which is attached hereto as **Exhibit "A-2"**.

**Tract 2**

Lot I in Block II of Villages of Carmel Phase 5A, an addition to the City of Denton, Denton County, Texas, according to the Map or Plat thereof recorded in/under clerk's File No. 2017-167, Map/Plat records, Denton County, Texas (the "Phase 5A Plat").

Tract 2 is depicted on a portion of the Phase 5A Plat which is attached here to as **Exhibit "A-2"**.

**Tract 3**

Lot 22 in Block II of Villages of Carmel Phase 5B, an addition to the City of Denton, Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2018-39, Map/Plat Records, Denton County, Texas (the "Phase 5B Plat").

Tract 3 is depicted on a portion of the Phase 5B Plat which is attached hereto as **Exhibit "A-3"**.



