

Denton County
Juli Luke
County Clerk

Instrument Number: 131610

ERecordings-RP

WARRANTY DEED

Recorded On: October 17, 2019 08:41 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 131610
Receipt Number: 20191017000042
Recorded Date/Time: October 17, 2019 08:41 AM
User: Donna W
Station: Station 40

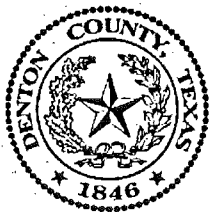
Record and Return To:

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

**THE STATE OF TEXAS)
)
COUNTY OF DENTON)**

KNOW ALL MEN BY THESE PRESENTS:

That **COUNTRY LAKES WEST, LLC**, a Texas limited liability company ("**Grantor**"), with a mailing address of c/o CHC Development, 916 Bryan Avenue, Suite 104, Fort Worth, Texas 76104, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid by **THE CITY OF DENTON**, a Texas Home Rule Municipal Corporation ("**Grantee**"), with a mailing address of 321 E. McKinney Street, Denton, Texas 76201, the receipt and sufficiency of which consideration are hereby acknowledged, has **GRANTED, SOLD, AND CONVEYED**, and by these presents does **GRANT, SELL, AND CONVEY** unto Grantee, the real property situated in the County of Denton, State of Texas, and described in **Exhibit A** attached hereto and made a part hereof (the "**Lot**"), together with (i) all improvements located thereon; (ii) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, air rights, and other rights and privileges pertaining to the Lot; and (iii) all right, title, and interest of Grantor in and to all strips, gores, easements, streets, alleys, and other rights-of-way abutting, adjoining, or benefiting the Lot (the Lot, together with the improvements, appurtenances, and other rights and interests described in clauses (i) - (iii) above are collectively referred to as the "**Property**").


This conveyance is made and accepted subject to all recorded easements, encumbrances, and restrictions which are valid and enforceable against the Property as of the date hereof ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[SIGNATURE PAGE ATTACHED HERETO.]

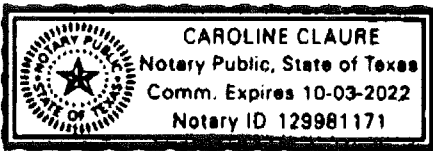
COUNTRY LAKES WEST, LLC,
a Texas limited liability company

By: Country Lakes West Manager, LLC,
a Texas limited liability company,
its Manager

By: 
Name: Rian Maguire
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on October 8, 2019, by Rian Maguire
Manager of Country Lakes West Manager, LLC, a Texas limited liability company, in its capacity as
Manager of COUNTRY LAKES WEST, LLC, a Texas limited liability company, on behalf of said
limited liability company.



Caroline Claire
Notary Public, State of Texas
Printed Name: Caroline Claire
My Commission Expires: 10/3/22

AFTER RECORDING RETURN TO:

The City of Denton – Capital Projects
c/o: DeAnna Cody
216 W. Mulberry Street
Denton, Texas 76201

Exhibit A

Lot 79X, in Block C, Country Lakes West, Phase Three, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded under Clerk's File No. 2017-465, Plat Records, Denton County, Texas.