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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 §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT the undersigned TALIA TRAILS, LLC, a Texas limited liability company (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, received from TALIA TRAILS COMMUNITY ASSOCIATION (herein called "Grantee") whose address is 17361 Village Green Drive, Houston, Texas 77040, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all of that certain lot, tract or parcel of land, together with all improvements thereon, described as follows: 1EE

All of Restricted Reserves "A", "B", "C" and "D" in TALIA TRAILS SUBDIVISION, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Clerk's File No.2011396354 in the Real Property Records of Harris County, Texas; and D

All private streets as shown on the plat for TALIA TRAILS SUBDIVISION, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Clerk's File No.2011396354 in the Real Property Records of Harris County, Texas.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is further made and accepted subject to any prior reservations of all of the oil, gas and other minerals, if any, to the extent such reservations are in effect at this time and shown of record in the hereinabove mentioned County and State where said property is located.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, does grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD it to Grantee, and Grantee's successors or assigns, forever. Grantor hereby binds Grantor and Grantor's legal representatives, successors and assigns, to warrant title

Star Tex
Title Company
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only against those claiming by, through or under Grantor, but not otherwise, and forever defend all and singular the property to 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.

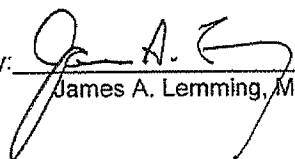
GRANTOR HAS EXECUTED THIS SPECIAL WARRANTY DEED AND GRANTED, BARGAINED, SOLD, SET OVER, ASSIGNED, TRANSFERRED, DELIVERED AND CONVEYED THE PROPERTY, AND GRANTEE HAS ACCEPTED THIS SPECIAL WARRANTY DEED AND PURCHASED THE PROPERTY, AS IS, WHERE IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTIES OF WHATSOEVER NATURE, EXPRESS OR IMPLIED, IT BEING THE INTENTION OF THE GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL WARRANTIES, (EXCEPT THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN WITH RESPECT TO THE PROPERTY), INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY FOR ANY PARTICULAR PURPOSE OR USE OR HABITABILITY. GRANTOR HAS MADE NO, AND HEREBY DISCLAIMS ALL, REPRESENTATIONS, AND WARRANTIES, EXPRESS OR IMPLIED, IN RESPECT TO THE CONDITION OF THE PROPERTY OR THE USE WHICH MAY BE MADE THEREOF, INCLUDING WITHOUT LIMITATION, (A) THE PHYSICAL CONDITION OF THE PROPERTY, (B) THE SOIL CONDITIONS EXISTING AT THE PROPERTY FOR ANY PARTICULAR PURPOSE OR DEVELOPMENT POTENTIAL, (C) THE NATURE OR QUALITY OF THE CONSTRUCTION, STRUCTURAL DESIGN AND/OR ENGINEERING OF THE IMPROVEMENTS, (D) THE QUALITY OF LABOR AND MATERIALS INCLUDED IN THE IMPROVEMENTS; (E) THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCE OR MATTER IN OR ON THE IMPROVEMENTS OF THE PROPERTY; AND (F) COMPLIANCE OF THE IMPROVEMENTS OR PROPERTY WITH APPLICABLE LAWS, REGULATIONS, OR OTHER GOVERNMENTAL REQUIREMENTS INCLUDING ANY AND ALL LAWS, STATUTES, ORDINANCES, RULES, REGULATIONS, ORDERS, OR DETERMINATIONS OF ANY GOVERNMENTAL AUTHORITY PERTAINING TO HEALTH OR THE ENVIRONMENT IN EFFECT IN ANY AND ALL JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED AND BY ACCEPTANCE OF THE SPECIAL WARRANTY DEED, GRANTEE AFFIRMS THAT THE CONVEYANCE OF THE PROPERTY IS WITHOUT WARRANTY, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET OUT HEREIN.

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

EXECUTED this 1st day of MAY 2013.

TALIA TRAILS, LLC
a Texas limited liability company

10R

By: 
James A. Lemming, Manager

ACCEPTED AND AGREED TO THIS
1st DAY OF MAY, 2013.

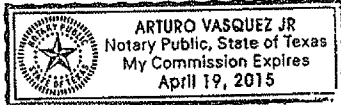
TALIA TRAILS COMMUNITY ASSOCIATION, INC.
a Texas non-profit corporation

By: [Signature]
Cregg McGaha, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 1st day of MAY, 2013 by James A. Lemming, Manager of and on behalf of TALIA TRAILS, LLC., a Texas limited liability company.

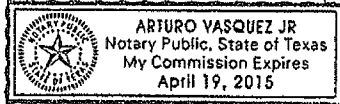


Seal Showing Name and
Commission Expiration

[Signature]
Notary Public in and for the
State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 1st day of MAY, 2013 by Cregg McGaha as President of and on behalf of TALIA TRAILS COMMUNITY ASSOCIATION, INC., a Texas corporation.



Seal Showing Name and
Commission Expiration

[Signature]
Notary Public in and for the
State of Texas

StarTex Title Company

CR# 7211 719196

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ER 044 - 56 - 1843

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Pages 4
05/13/2013 12:50:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS