



201600229289

DEED 1/2

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
(Cash)**

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

THAT THE UNDERSIGNED, FIRST TEXAS HOMES, INC, a Texas corporation, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10 00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto STILLWATER CANYON HOMEOWNERS ASSOCIATION, INC, herein referred to as "Grantee," whether one or more, the real properties described as follows

Property (including any improvements)

Lot 1, Block A of STILLWATER CANYON, PHASE 1C, an Addition to the City of DeSoto, DALLAS County, Texas, according to the Plat thereof recorded in Instrument File No 201500326871, Map Records, DALLAS County, Texas

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the heremabove described property as now reflected by the records of the County Clerk of DALLAS County, Texas

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise

JAN 30 2016

Current ad valorem taxes on said property and the payment thereof is assumed by Grantee

THIS DOCUMENT WAS PREPARED SOLELY FROM INFORMATION GIVEN BY GRANTOR NO TITLE OPINION OR LEGAL ADVICE HAS BEEN FURNISHED IN CONNECTION WITH ITS PREPARATION

EXECUTED AND EFFECTIVE this 11 day of August, 2016

First Texas Homes, Inc ,
a Texas corporation,

By [Signature]
Name Kristy Murday
Title Asst Vice President

THE STATE OF TEXAS

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§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on August 11, 2016, by Kristy Murday, Asst Vice President of First Texas Homes, Inc , a Texas corporation, on behalf of said corporation



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording return to
Stillwater Canyon Homeowners Association, Inc
c/o Texas Star Community Management
2500 Legacy Drive, Suite 235
Frisco, TX 75034

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
08/18/2016 01:40:03 PM
\$30.00



[Signature]

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