



70 2009 00027829

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, Tx 76202

Instrument Number: 2009-27829

Recorded On: March 09, 2009

As  
Warranty Deed

Parties: BEAZER HOMES

To

Billable Pages: 5

Number of Pages: 5

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Warranty Deed	27.00
<b>Total Recording:</b>	<b>27.00</b>

\*\*\*\*\* DO NOT REMOVE. 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: 2009-27829  
Receipt Number: 564165  
Recorded Date/Time: March 09, 2009 12:28:50P

**Record and Return To:**

SOUTHRIDGE ESTATE HOMEOWNERS ASSN  
7301 N ST HWY 161 STE 360  
IRVING TX 75039

User / Station: J Morris - Cash Station 1



THE 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.

*Cynthia Mitchell*

County Clerk  
Denton County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

STATE OF TEXAS           §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON     §

THAT, **BEAZER HOMES TEXAS, L.P.**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid to Grantor by SOUTHRIDGE ESTATE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, whose address is 7301 N. State Hwy. 161, Suite 360, Irving, Texas 75039 ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain lot situated in Denton County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes, together with all improvements located thereon (collectively, the "Property").

Grantor does further GRANT, BARGAIN, SELL and CONVEY unto Grantee, but without any warranties including any of the warranties hereinafter set forth, any and all of Grantor's rights, title and interests in and to any adjacent streets, alleys or rights-of-way and any other interests of Grantor appurtenant to the Property.

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record, but only to the extent such encumbrances, easement and other matters are valid, subsisting and in fact affect the Property.

TO HAVE AND TO HOLD the Property (subject to the foregoing) unto Grantee and Grantee's successors and assigns forever, and Grantor (except with respect to the above-described property as to which Grantor has expressly provided as being conveyed without warranty) does hereby bind Grantor and Grantor's successors and assigns 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.

GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED EXCEPT AS PROVIDED BELOW, GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY COVENANT OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, AND THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS". GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY,

SPECIAL WARRANTY DEED

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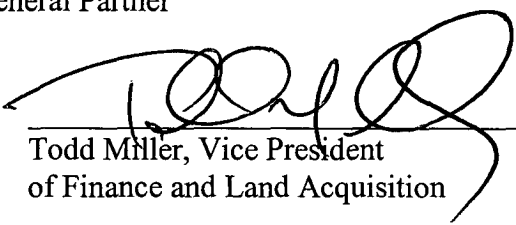
DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, VALUE, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY, AND GRANTOR SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIRS, ALTERATIONS OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY RESULTING FROM THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY, WHICH GRANTEE HAS INSPECTED AND ACCEPTS "AS IS".

EXECUTED to be effective as of the 9<sup>th</sup> day of May, 2007.

**GRANTOR:**

BEAZER HOMES TEXAS, L. P.,  
a Delaware limited partnership

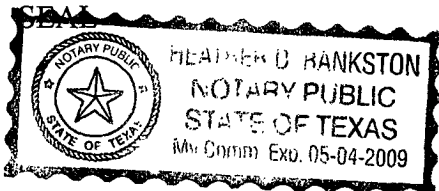
By: Beazer Homes Texas Holdings, Inc.,  
a Delaware corporation,  
its General Partner


By:   
Todd Miller, Vice President  
of Finance and Land Acquisition

STATE OF TEXAS §  
COUNTY OF Collin §

Before me on this day personally appeared Todd Miller, Vice President of Finance and Land Acquisition, for Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 9th day of May, 2007.



  
Notary Public  
In and for the State of Texas

SPECIAL WARRANTY DEED

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ACKNOWLEDGED AND ACCEPTED the 31<sup>st</sup> day of May, 2007.

**GRANTEE:**

SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

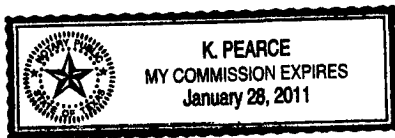
By: Sue Johnson  
Name: Sue Johnson  
Title: President SHOA

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me on this day personally appeared SUE JOHNSON,  
PRESIDENT of Southridge Estate Homeowners Association, Inc., known to me to  
be the person whose name is subscribed to the foregoing instrument and acknowledged to me  
that he executed the same for the purposes and consideration therein expressed, and in the  
capacity therein stated.

Given under my hand and seal of office this 31<sup>st</sup> day of May, 2007.

SEAL



K Pearce  
Notary Public  
In and for the State of Texas

**AFTER RECORDING RETURN TO:**

Southridge Estate Homeowners Association, Inc.  
7301 N. State Hwy. 161, Suite 360  
Irving, Texas 75039

**SEND TAX NOTICES TO:**

Southridge Estate Homeowners Association, Inc.  
7301 N. State Hwy. 161, Suite 360  
Irving, Texas 75039

SPECIAL WARRANTY DEED

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**EXHIBIT A**  
**TO**  
**SPECIAL WARRANTY DEED**  
**LEGAL DESCRIPTION**

Lot 1A, Block 5 of Southridge Estate Phase III, an Addition to the City of Denton, Denton County, Texas, according to the map or plat recorded as Document Number Volume O, pg. 268 of the Map Records, Denton County, Texas.

SPECIAL WARRANTY DEED

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