

**WARRANTY DEED**

Date: March 29, 1996

Grantor: **CENTENNIAL HOMES, INC.**

**023744**

Grantor's Mailing Address: 5757 Alpha Road, Suite 700, Dallas, Texas 75240

Grantee: **SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, DENTON, TEXAS c/o CAPITAL CONSULTANTS MANAGEMENT CORPORATION**

Grantee's Mailing Address: 7557 Rambler Road, Suite 850, Dallas, Texas 75231

Consideration: **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**

Property (including any Improvements):

**Southridge Estates, Phase 1, Denton, Denton County, Texas (plat filed in Cabinet K, Page 309, Denton County Plat Records:**

**Common Area No. 1 - Lot 4A, Block 1**

**Common Area No. 2 - Lot 1A, Block 2**

**Common Area No. 3 - Lot 1A, Block 1**

**Common Area No. 4 - Lot 5A, Block 1**

**Common Area No. 5 - Lot 2A, Block 1**

**Common Area No. 6 - Lot 3A, Block 1**

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said County, affecting the herein described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys 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, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

**CENTENNIAL HOMES, INC.**

By: Nicholas H. Serris

Nicholas H. Serris, Vice President

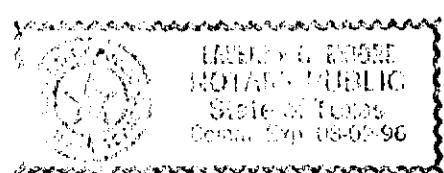
**STATE OF TEXAS  
COUNTY OF**

This instrument was acknowledged before me on the 29<sup>th</sup> day of March, 1996 by Nicholas H. Serris, Vice President of Centennial Homes, Inc., on behalf of said corporation.

Leanne D. Moore  
Notary Public, State of Texas

After Recording, Return To:

Southridge Estates Homeowners Association, Denton, Texas  
c/o Capital Consultants Management Corporation  
7557 Rambler Road, Suite 850  
Dallas, Texas 75231



Deputy - MARY  
Recept # : 10076  
DOC/Mgmt : 6.00  
Record# : 5.00  
DOC/Type : WO  
DOC/Num : 96-R0023744

At 10:12AM  
On Apr 09 1996

CLERK  
HONORABLE TIM HODGES/COUNTY  
DENTON COUNTY, TX  
Filed for Record in: