

**ELECTRONICALLY RECORDED 201900129628
05/21/2019 10:48:01 AM DEED 1/4**

GF#19050009RJ

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.

GENERAL WARRANTY DEED

Date: May 16, 2019

Grantor: Rozann Rachel Marquis, as Trustee for Nelson Marital Management Trust, Amended 5/15/2019, as to Tract 1: 0.77 acres of the 1.70 acres

Rozann Rachel Marquis, as Trustee of the Mutual Management Trust, as to Tract 2: 0.93 acres of the 1.70 acres

Grantor's Mailing Address:

Rozann Rachel Marquis, as Trustee for Nelson Marital Management Trust, Amended 5/15/2019
P.O. Box 866783
Plano, TX 75086

Rozann Rachel Marquis, as Trustee of the Mutual Management Trust
P.O. Box 866783
Plano, TX 75086

Grantee: Greenwood JV, Ltd., a Texas limited partnership

Grantee's Mailing Address:

Greenwood JV, Ltd., a Texas limited partnership
1112 Serenade Ln.
Richardson, TX 75081

Consideration:

Cash of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): 2427 Baker Dr. Mesquite, TX 75150

SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance:

None

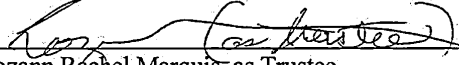
Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

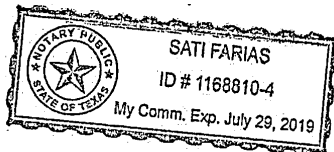
Rozann Rachel Marquis, as Trustee for Nelson
Marital Management Trust, Amended 5/15/2019

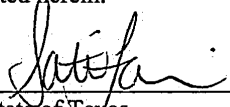

Rozann Rachel Marquis, as Trustee

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on May 16, 2019, by
Rozann Rachel Marquis, as Trustee for Nelson Marital Management Trust, Amended 5/15/2019,
as to Tract 1: 0.77 acres of the 1.70 acres, for the purposes stated herein.





Notary Public, State of Texas
My commission expires: _____

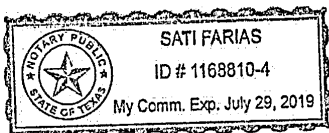
Rozann Rachel Marquis, as Trustee of the Mutual Management Trust

Rozann Rachel Marquis (as trustee)
Rozann Rachel Marquis, as Trustee

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on May 16, 2019, by Rozann Rachel Marquis, as Trustee of the Mutual Management Trust, as to Tract 2: 0.93 acres of the 1.70 acres, for the purposes stated herein.



Sati Farias
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

THE JACKSON LAW FIRM
1700 Pacific Ave., Suite 1045
Dallas, Texas 75201
Tel: (214) 651-6250
Fax: (214) 651-6244

AFTER RECORDING RETURN TO:

Greenwood JV, Ltd., a Texas limited partnership
1112 Serenade Ln.
Richardson, TX 75081

EXHIBIT "A"

Being a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas, being a part of Lot 18, Block 4 of Town East Estates No. 3, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Volume 293, Page 1441, Map Records, Dallas County, Texas, said being that same tract of land conveyed to Jack H. Nelson and Mary A. Nelson by Special Warranty Deed recorded in Volume 93099, Page 4531, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the North corner of Lot 19, Block 4 of Town East Estates No. 3, an Addition to the City of Mesquite, Dallas County, Texas, according to the map recorded in Volume 84470, Page 2425, Map Records, Dallas County, Texas, said point being on the Southwest right-of-way line of Baker Street (60 foot right-of-way);

THENCE South 44 degrees 25 minutes 07 seconds West, along the Northwest line of said Block 4 (Vol. 84470, Pg. 2425), a distance of 240.44 feet to an "X" set at the West corner of Lot 24 of said Block 4 (Vol. 84470, Pg. 2425), said point being on the Northeast line of Lot 9 of said Block 4 (Vol. 293, Pg. 1441);

THENCE North 45 degrees 35 minutes 00 seconds West, along said Northeast line of Lot 9, a distance of 85.59 feet to an "X" set for corner at the beginning of a curve to the left with a radius 1,489.00 feet, a delta of 08 degrees 23 minutes 20 seconds and a chord bearing and distance of North 49 degrees 52 minutes 01 seconds West, 217.82 feet, said point being on the Northeast line of Lot 11, of said Block 4 (Vol. 293, Pg. 1441);

THENCE Northwesterly along said Lot 11 and curve to the left, an arc length of 218.01 feet to an "X" found at the South corner of a tract of land conveyed to BKNS Corporation by Deed recorded in Instrument No. 201000018664, Official Public Records, Dallas County, Texas, said point being on the Northeast line of Lot 14 of said Block 4 (Vol. 293, Pg. 1441);

THENCE North 44 degrees 25 minutes 07 seconds East, along the Southeast line of said BKNS tract, a distance of 257.15 feet to a 1/2 inch iron rod found at the East corner of said BKNS tract, said point being on aforementioned Southwest right-of-way line of Baker Street;

THENCE South 45 degrees 30 minutes 00 seconds East, along said Southwest right-of-way line of Baker Street, a distance of 302.80 feet to the **POINT OF BEGINNING** and containing 74,060 square feet or 1.70 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
05/21/2019 10:48:01 AM
\$38.00
201900129628

