

**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.**

**WARRANTY DEED**

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

THAT, The Ranches at Valley View, LLC, a Delaware limited liability company, duly authorized to do business in the State of Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration, including but not limited to fulfilling the requirements of building and conveying to The Ranches at Valley View West Property Owners' Association, Inc. the common property located within The Ranches at Valley View West Subdivision, as set forth more fully on the Plat of The Ranches at Valley View West recorded under Instrument No. 202207809, Corrected Plat recorded under Instrument No. 202211754, Replat of Lots 90R & 91R recorded under Instrument No. 202219947, Replat of Lot 110R recorded under Instrument No. 202219960, Replat of Lots 99R & 100R recorded under Instrument No. 202219961 and the Replat of Lots 58R - 66R and 77R – 84R recorded under Instrument No. 202217957 of the Official Records of the County Clerk of Parker County, Texas, reference to which is herein made for any and all purposes as though set forth fully herein; in hand paid by The Ranches at Valley View West Property Owners' Association, Inc., whose mailing address is c/o Property Management Group, 10340 Alta Vista Road, Unit C, Fort Worth, Texas 76244,

hereinafter called “Grantee”, the receipt and sufficiency of which is hereby acknowledged and confessed, HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee all that certain lot, tract or parcel of land, lying and being situated in Parker County, Texas, and being more particularly described as follows, to wit:

**Tract 1:** The following street and rights-of-way for said streets together with all improvements situated thereon, as shown on the Plat of The Ranches at Valley View West recorded under Instrument No. 202207809, Corrected Plat recorded under Instrument No. 202211754, Replat of Lots 90R & 91R recorded under Instrument No. 202219947, Replat of Lot 110R recorded under Instrument No. 202219960, Replat of Lots 99R & 100R recorded under Instrument No. 202219961 and the Replat of Lots 58R - 66R and 77R – 84R recorded under Instrument No. 202217957 of the Official Records of the County Clerk of Parker County, Texas:

- (a) Westfork Way;
- (b) Valley Oak Court;
- (c) Cottontail Court;
- (d) Highland View Drive; and
- (e) Ranch View Place.

**Tract 2:** All easements contained in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Valley View West Subdivision filed under Clerk’s Instrument No. 202207810, the Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Valley View West Subdivision to Amend the Definition of Plat and Subdivision filed under Instrument Number 202212021 and the Second Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for The Ranches at Valley View West Subdivision to Further Amend the Definitions of Plat and Subdivision filed under Instrument Number 202222957 in the Official Records of the Parker County Clerk, Parker County, Texas.

**Tract 3:** Any and all easements shown on the Plat of The Ranches at Valley View West recorded under Instrument No. 202207809, Corrected Plat recorded under Instrument No. 202211754, Replat of Lots 90R & 91R recorded under Instrument No. 202219947, Replat of Lot 110R recorded

under Instrument No. 202219960, Replat of Lots 99R & 100R recorded under Instrument No. 202219961 and the Replat of Lots 58R - 66R and 77R – 84R recorded under Instrument No. 202217957 of the Official Records of the County Clerk of Parker County, Texas.

SUBJECT TO all easements, restrictions, reservations, permits, declarations, mineral and royalty reservations, and any other documents appearing of record affecting the above described property.

TO HAVE AND TO HOLD all of the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject to the above referred to easements, restrictions and reservations.

GRANTOR HAS NOT MADE, AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS

REGARDING HAZARDOUS WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED HEREUNDER, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, FOR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. EXCEPT FOR THE WARRANTIES EXPRESSLY CONTAINED HEREIN, THE PROPERTY IS HEREBY SOLD, TRANSFERRED, AND ASSIGNED TO GRANTEE "AS IS" AND "WITH ALL FAULTS".

*This Deed was prepared with information provided by the parties. Roberts, Odefey, Witte & Wall, LLP, Attorneys at Law, did not perform any title research. Our preparation of these documents did not include research as to ownership of the property, encroachments, taxes, judgments or other liens, or access to the property. This law firm has undertaken no duty with respect to the quality or quantity of the title or other interest. This law firm will not act as the reporting agent for IRS 1099 S reporting requirements.*

EFFECTIVE on this the \_\_\_\_ day of \_\_\_\_\_ 2023.

**[signature follows on next page]**

