

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

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY

Date: June 13, 2024

Grantor: WB CONROE LLC
 A Texas limited liability company

Grantor's Mailing Address (including county): 5210 Spruce Street
 Bellaire, Texas 77401

Grantee: Lakeside Conroe Homeowners Association, Inc.

Grantee's Mailing Address (including county): TBD Management
 11750 Katy Freeway, Suite 1400
 Houston, Texas 77079

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 1, Block 1, of The Reserve on Lake Conroe, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Cabinet Z, Sheets 5824-37 of the Map Records of Montgomery County, Texas, and under Document No. 2019048230 of the Official Public Records of Montgomery County, Texas;

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The Property is conveyed subject to any and all recorded restrictive covenants, rights-of-way, mineral and royalty reservations, maintenance charges and the liens securing same, zoning laws, ordinances of municipal and/or governmental authorities conditions, and covenants, if any, applicable to and enforceable against the Property as reflected in the records of the Office of the County Clerk of Montgomery County, Texas, including any use restriction(s) shown on the applicable plat. Grantee is responsible for any and all maintenance assessments under said restrictive covenants, if any, and for all taxes that hereafter become due on the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to

conveyance and warranty, GRANTS, SELLS and CONVEYS to Grantee all of its right, title and interest in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging to it, to have and to hold it unto Grantee and Grantee's successors or assigns forever. Grantor binds Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the reservations from the exceptions to conveyance and warranty.

GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS SUCH PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING SPECIFICALLY, WITHOUT LIMITATION, ANY IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.


EXECUTED on the date(s) of the Acknowledgements.

GRANTORS:
WB CONROE LLC

By:  _____

Its: Manager _____

ACCEPTED:
LAKESIDE CONROE HOMEOWNERS ASSOCIATION, INC.

By:  _____

Its: Secretary _____

E-FILED FOR RECORD

06/17/2024 03:03PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

06/17/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas