

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                   §  
COUNTY OF DENTON             §

KNOW ALL MEN BY THESE PRESENTS:

THAT, KINGS WAY, LLC, a Texas limited liability company ("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 KINGS WAY HOMEOWNERS ASSOCIATION, INC., a Texas corporation ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property situated in Grayson 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").

This conveyance and the warranties of title herein are expressly made subject to all encumbrances, easements and other matters filed of record.

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, 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, 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".

By acceptance of this Special Warranty Deed, Grantee hereby assumes responsibility for (a) payment of all ad valorem taxes and assessments pertaining to the Property for the calendar year 2024 and all subsequent years, and (b) maintaining the Property.

EXECUTED to be effective as of the 10 day of April 2024.

**GRANTOR:**

KINGS WAY, LLC,  
a Texas limited liability company

By:

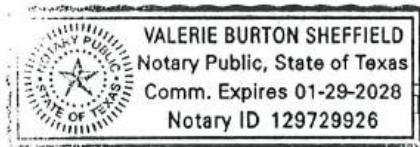
  
Bryan A. Robertson, Manager

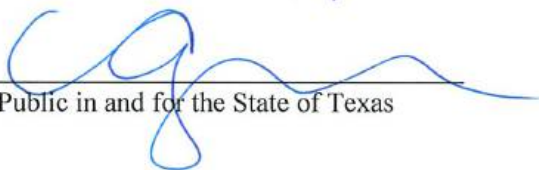
STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN     §

BEFORE ME, the undersigned authority, on this day personally appeared Bryan A. Robertson, Manager of Kings Way, LLC, a Texas limited liability company, 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, as the act and deed of and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of April 2024.

[SEAL]



  
Notary Public in and for the State of Texas

My Commission Expires:

01/29/2028

**AFTER RECORDING RETURN TO:**

Kings Way Homeowners Association, Inc.  
c/o Legacy Southwest Property Management  
8668 John Hickman Pkwy., Suite 801  
Frisco, TX 75034

**SEND TAX NOTICES TO:**

Kings Way Homeowners Association, Inc.  
c/o Legacy Southwest Property Management  
8668 John Hickman Pkwy., Suite 801  
Frisco, TX 75034

**EXHIBIT A**

**LEGAL DESCRIPTION**

Common Area:

The following lots as shown on the Final Plat of Kings Way Phase 1A, recorded on September 22, 2023, as Document No. 2023-336, of the Official Plat Records of Denton County, Texas:

Block A, Lot 4X, Lot 5X and Lot 16X

The following lots as shown on the Final Plat of Kings Way Phase 1B, recorded on September 22, 2023, as Document No. 2023-334, of the Official Plat Records of Denton County, Texas:

Block B, Lot IX

Block C, Lot IX

Block D, Lot IX

Block F, Lot IX, Lot 3 IX and Lot 39X

Block G, Lot IX

Block H, Lot IX

Block I, Lot IX

Block J, Lot 7X

Block K, Lot IX