

General Warranty Deed

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.

Date: November 4, 2020

Grantor: SILVER ONE INVESTMENTS LLC, a Texas limited liability company

Grantor's Mailing Address: 10101 Fondren Rd., Suite 400, Houston, Harris County, Texas 77096

Grantee: ROSECROFT DEVELOPMENT LLC, a Texas limited liability company

Grantee's Mailing Address: 2900 North Braeswood Blvd, Unit 3406, Houston, Harris County, Texas 77025

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): See Exhibit A

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Matters of record.

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.

[SIGNATURE PAGE TO FOLLOW]

GRANTOR:

SILVER ONE INVESTMENTS LLC,
a Texas limited liability company

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By: 
Samuel Behar, Managing Member

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was executed and acknowledged before me on this 4th day of November, 2020 by Samuel Behar, Managing Member of Silver One Investments LLC, a Texas limited liability company, on behalf of that company.

Michelle S. Loyferman
Notary Public in and for the State of Texas

Commission Expires:
01/22/24



Ret ✓✓

Danna Sivan
2900 N. Braeswood Blvd #3406
Houston, TX
77025

RP-2020-576690

EXHIBIT A

Property Description

Being 16.8869 acres, (735,592 square feet) of land being all of a called 16.916 acre tract of land described by deed to Ireland Limited Family partnership recorded under Harris County Clerk's File Number T278850 and all of Stonehenge Apartments, Section Two, a subdivision as shown on plat thereof recorded in Volume 214, Page 97 of the Harris County Map Records, located in the Thomas Tobin Survey, Abstract Number 774, Harris County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set at the Northeast corner of said 16.916 acre tract and said Stonehenge Apartments, Section Two, and the Southeast corner of a called 2.948 acre tract of land described by deed to Hughes Social Club, Inc., recorded under Harris County Clerk's File Number D003780 in the West right-of-way line of Webercrest Road (60-foot wide right-of-way) as established by instrument recorded in Volume 1024, Page 658 of the Harris County Deed Records and from which a 5/8-inch iron rod found bears North 78° 11' 50" West, a distance of 1.54 feet;

Thence, South 02° 16' 52" East, with the East line of said 16.916 acre tract and said Stonehenge Apartments, Section Two, and the West right-of-way line of said Webercrest Road, a distance of 531.62 feet, (called 541.36 feet) to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set for the Southeast corner of said 16.916 acre tract and said Stonehenge Apartments, Section Two, and the Northeast corner of a called 6.3218 acre tract of land described by deed to Lucille Barrett and husband, George T. Barrett;

Thence, South 88° 12' 59" West, with the Southerly line of said 16.916 acre tract and Stonehenge Apartments, Section Two and the North line of said 6.3218 acre tract, a distance of 941.37 feet, (called 941.22 feet) to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set for the Northwest corner of said 6.3218 acre tract;

Thence, South 02° 08' 59" East, with the Southerly line of said 16.916 acre tract and Stonehenge Apartments, Section Two and the West line of said 6.3218 acre tract, a distance of 291.97 feet, (called 292.24 feet) to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set for the Southwest corner of said 6.3218 acre tract in the North line of a called 20 acre tract of land described by deed to Bukowski Lynn Carothers recorded under Harris County Clerk's File Number E99870;

Thence, South 88° 13' 58" West, with the South line of said 16.916 acre tract and Stonehenge Apartments, Section Two and the North line of said 20 acre tract, at a distance of 92.28 feet pass the most Southwesterly corner of said Stonehenge Apartments, Section Two in the North line of a called 50-foot wide Humble Pipeline easement line, described by instrument recorded in Volume 421, Page 295 of the Harris County Deed Records and continuing with said South line of said 16.916 acre tract and the North line of said 20 acre tract for a total distance of 365.46 feet, (called 354.99 feet) to a P.K. nail found at the Southwest corner of said 16.916 acre tract and the Southeast corner of a called 13.786 acre tract of land described by deed to NHDC

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Crestmont Village, LLC. recorded under Harris County Clerk's File Number W962289 and Stonehenge Apartments, Sec. One, a subdivision as shown on plat thereof recorded in Volume 189, Page 48 of the Harris County Clerk's File Number W962289;

Thence, North 02° 01' 27" West, with the West line of said 16.916 acre tract and the East line of said 13.786 acre tract and said Stonehenge Apartments, Sec. One, a distance of 145.52 feet pass the most Westerly Southwest corner of said Stonehenge Apartments, Section Two in the North line of said 50-foot wide Humble Pipeline easement and continuing for a total distance of 772.70 feet (called 774.17 feet) to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set for the Northwest corner of said 16.916 acre tract and Stonehenge Apartments, Section Two and the most Northerly Southwest corner of said 13.786 acre tract and said Stonehenge Apartments, Sec. One and from which an iron fence corner bears South 44° 29' 49" West, a distance of 0.82 feet;

Thence, South 74° 22' 18" East, with the Northerly line of said 16.916 acre tract and Stonehenge Apartments, Section Two and with the Southerly line of said 13.786 acre tract and said Stonehenge Apartments, Sec. One, a distance of 210.57 feet to a 1/2-inch iron rod found at the most Easterly Southeast corner of said 13.786 acre tract and said Stonehenge Apartments, Sec. One and the Southwest corner of a called 6.921 acre tract and Crestmont Village Apartments, a subdivision as shown on plat thereof recorded in Volume 166, Page 28 of the Harris County Map Records and from which a P.K. nail found bears North 85 degrees 42 minutes 56 seconds West, a distance of 0.99 feet;

Thence, South 87° 02' 04" East, with the North line of said 16.916 acre tract and said Stonehenge Apartments, Section Two and the South line of said 6.921 acre tract and said Crestmont Village Apartments, a distance of 399.67 feet, (called 400.58 feet) to a 5/8-inch iron rod with cap found for the Southeast corner of said 6.921 acre tract and Crestmont Village Apartments and from which a chain link fence corner bears North 53° 20' 23" West, a distance of 2.32 feet;

Thence, North 02° 24' 52" West, with the Northerly line of said 16.916 acre tract and said Stonehenge Apartments, Section Two and the East line of said 6.921 acre tract and said Crestmont Village Apartments, a distance of 160.11 feet to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set for the Southwest corner of said 2.948 acre tract;

Thence, North 89° 39' 11" East, with the North line of said 16.916 acre tract and said Stonehenge Apartments, Section Two and the South line of said 2.948 acre tract, a distance of 485.63 feet, (called 484.89 feet) to a 5/8-inch iron rod with plastic cap stamped "Carter & Burgess" set for angle point; Thence, North 88° 29' 28" East, continuing with said common line, a distance of 220.66 feet, (called 220.01 feet) to the point of beginning and containing 16.8869 acres, (735,592 square feet) of land.

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FILED FOR RECORD

12:29:39 PM

Tuesday, November 24, 2020



COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, November 24, 2020



COUNTY CLERK
HARRIS COUNTY, TEXAS

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