



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

5

**SPECIAL WARRANTY DEED**

*John Lloyd*

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

§

That **HPN DEVELOPMENT, INC.**, a Texas corporation (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by **HIGHLAND PARK NORTH HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to the "Permitted Encumbrances", defined below, has GRANTED, SOLD AND CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee, all that certain property (the "Property") lying and being situated in Travis County, Texas, described as follows, to-wit:

**PARCEL NO. 1:** Lots 20, 22, and 23, Block "A"; Lot 39, Block "C"; Lot 26, Block "C", HIGHLAND PARK NORTH PHASE A, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200200341 of the Official Public Records of Travis County, Texas; and

**PARCEL NO. 2:** Lot 37, Block "D"; Lot 30, Block "E", HIGHLAND PARK NORTH PHASE A, SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200200340 of the Official Public Records of Travis County, Texas; and

*★* **PARCEL NO. 3:** Lots 26, 27, and 29, Block "N", HIGHLAND PARK NORTH PHASE A, SECTION 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200300283 of the Official Public Records of Travis County, Texas; and

**PARCEL NO. 4:** Lot 36, Block "G", HIGHLAND PARK NORTH PHASE B, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200300282 of the Official Public Records of Travis County, Texas; and


**PARCEL NO. 5:** Lots 53 and 54, Block "L"; Lot 33, Block "M"; Lot 28, Block "N", HIGHLAND PARK NORTH PHASE B, SECTION 2, a subdivision in



Travis County, Texas, according to the map or plat thereof recorded in Document Number 200400214 of the Official Public Records of Travis County, Texas; and

PARCEL NO. 6: Lots 48 and 49, Block "O"; Lot 19, Block "P", HIGHLAND PARK NORTH PHASE B, SECTION 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200500213 of the Official Public Records of Travis County, Texas; and

PARCEL NO. 7: Lot 33, Block "U", HIGHLAND PARK NORTH PHASE C, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200500212 of the Official Public Records of Travis County, Texas; and

 PARCEL NO. 8: Lot 32, Block "U", HIGHLAND PARK NORTH PHASE C, SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 200600241 of the Official Public Records of Travis County, Texas.

Said real property together with all improvements thereon, and fixtures affixed thereto, but, subject to all existing easements, covenants, conditions, restrictions, reservations and other matters to the extent such are still of force and effect and of record in the office of the County Clerk of Travis County, Texas (all of the foregoing hereinafter called the "Permitted Encumbrances").

**GRANTEE HEREBY ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS", INCLUDING ENVIRONMENTAL, AND ACKNOWLEDGES THAT (i) WITHOUT THIS ACCEPTANCE, THIS SALE WOULD NOT BE MADE, (ii) THAT GRANTOR SHALL BE AND IS UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIR, ALTERATION, REMEDIATION OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY, (iii) THAT THE CONSIDERATION PAID BY GRANTEE REFLECTS THE EXISTING CONDITIONS OF THE PROPERTY, INCLUDING THE PRESENCE OF ANY ENVIRONMENTAL CONTAMINATION THEREON, AND (iv) GRANTEE'S USE OR INTENDED USE OF THE PROPERTY MAY BE IMPAIRED BY ITS ENVIRONMENTAL CONDITION. GRANTEE AND ITS SUCCESSORS AND ASSIGNS HAVE, AND SHALL BE DEEMED TO HAVE, ASSUMED ALL RISK AND LIABILITY WITH RESPECT TO THE PRESENCE OF HAZARDOUS MATERIAL ON OR WITHIN OR UNDER THE SURFACE OF THE PROPERTY, WHETHER KNOWN OR UNKNOWN, APPARENT, NON-APPARENT OR LATENT, AND WHETHER EXISTING PRIOR TO, AT OR SUBSEQUENT TO, TRANSFER OF THE PROPERTY.**

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said property unto the said Grantee, its

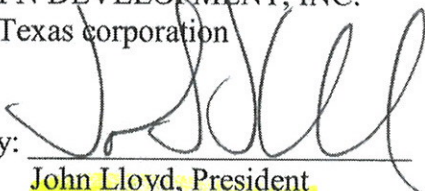
successors and assigns, against the lawful claims of all persons by through or under Grantor, but not otherwise; subject, however, to the Permitted Encumbrances. Ad valorem taxes for the year 2008 with respect to the Property have been prorated between Grantor and Grantee as of the date hereof.

\* \* \*

EXECUTED as of the 31<sup>st</sup> day of January, 2008 whether signed and notarized prior to, on or after such date.

**GRANTOR:**

HPN DEVELOPMENT, INC.  
a Texas corporation

By:   
John Lloyd, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 31<sup>st</sup> day of January, 2008, by John Lloyd, President of HPN DEVELOPMENT, INC., a Texas corporation, on behalf of said company.

(Notary Seal)

  
\_\_\_\_\_  
Notary Public in and for the State of Texas





**ACCEPTED BY GRANTEE :**

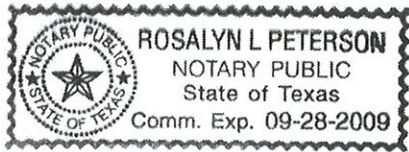
HIGHLAND PARK NORTH HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation




Steve Jordan  
President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on March 27, 2008, by Steve Jordan, President of HIGHLAND PARK NORTH HOMEOWNERS ASSOCIATION, INC, a Texas non-profit corporation, on behalf of said corporation.



  
Notary Public, State of Texas  
Rosalyn L. Peterson  
Printed Name of Notary

My Commission Expires:

9/28/09

**SEAL**

Grantee's Address:

HIGHLAND PARK NORTH HOMEOWNERS ASSOCIATION, INC.  
c/o Plateau Property Management  
3755 South Capital of Texas Hwy.  
Suite 292  
Austin, Texas 78704  
Attn: Rosalyn Peterson

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Apr 14 01:22 PM 2008059607

BENAVIDESV \$32.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS