

WARRANTY DEED

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR)(

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the WINDCREST DEVELOPMENT CORPORATION of Bexar County, Texas, GRANTS, SELLS and CONVEYS to the Royal Ridge Community Association, Inc., a non-profit corporation, with offices at 5859 Royal Ridge Drive, San Antonio, Texas 78239, the following real property:

Lot 13, New City Block 15132, ROYAL RIDGE SUBDIVISION, according to plat recorded in Volume 7100, page 37, Deed and Plat Records of Bexar County, Texas,

together with all furniture, fixtures and personal property now located on said real property as of the date of this deed. This deed amends and replaces the Deed recorded in Vol. 5230, Pages 753-755 of the Real Property Records of Bexar County, Texas on Dec. 31, 1991.

Grantor and Grantee agree that the primary purpose of this conveyance is that the real property be used as a community recreational facility and provide programs, primarily for the residents of Royal Ridge and neighboring subdivisions.

Grantee agrees that, in the event that Grantee shall become insolvent or dissolve, Grantee shall convey the real property to another not-for-profit entity in Bexar County, Texas, prior to its dissolution.

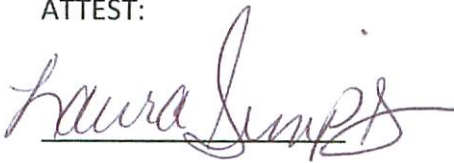
This conveyance is also subject to any restrictions or easements of record affecting said property.

TO HAVE AND TO HOLD the above described premises, 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 premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee assumes current taxes.

SIGNED on this the 21 day of October, 2014.

ATTEST:




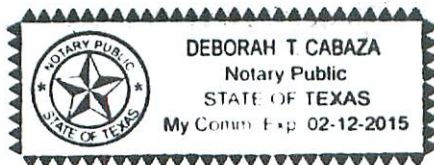
WINDCREST DEVELOPMENT CORPORATION



Thomas Fentress, President

STATE OF TEXAS)
)
COUNTY OF BEXAR)(

This warranty deed was acknowledged before me the undersigned authority by Thomas Fentress, President of Windcrest Development Corporation, on behalf of said corporation on this the 21 day of October, 2014.



Notary Public
State of Texas
My Commission expires:

Address of Grantee:

Royal Ridge Community Association, Inc.
5859 Royal Ridge Drive
San Antonio, Texas 78239

Deed Prepared By:

Robert L. Mays, Jr.
Attorney at Law
6307 Royal Ridge Drive
San Antonio, Texas 78239

Doc# 20140181894 Fees: \$34.00
10/21/2014 12:17PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 21 2014



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

