



Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County Texas

Pages: 2 Fee: \$ 15.00

GF# 14051BN787

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

(Cash)

Date: November 11, 2013

Grantor: Ranna & Company LLC, a Texas limited liability company

Grantee: Riverway Estates Community Association, Inc.
Address: 13726 Florence, Sugar Land, TX 77498

Consideration:

TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged and to evidence total ownership of the herein described property to be vested in Riverway Estates Community Association, Inc.

Property (including any improvements):

Reserves A, B, C and D of Riverway Estates, Section 1, a subdivision in Fort Bend County, Texas according to the plat thereof recorded under Plat No. 20040220 of the Plat Records of Fort Bend County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, reservations (including any prior mineral and/or oil and gas reservations and conveyances), exceptions, covenants, conditions, rights-of-way and easements, and any and all zoning laws, regulations and ordinances of municipal and other governmental authorities relating to the herein described property, to the extent that they are in effect and of record in the county which such property is situated.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantee, but not otherwise, and except as to the reservations from and exceptions to conveyance and warranty.

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When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Ranna & Company LLC, a Texas limited liability company

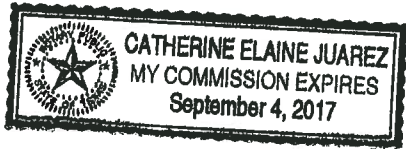
Jamal Nikmard
By/ Vice President
Title/ [Signature]

THE STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF Harris §

This instrument was acknowledged before me on 14 ^{November} ~~August~~, 2013, by Jamal Nikmard,
Vice President (Title) of Ranna & Company LLC, a Texas limited liability company
on behalf of said corporation.



[Signature]
Notary Public, State of Texas

Prepared in the Law Offices of:
A. Randall Camacho, PLLC
1300 Glade Road
Colleyville, TX 76034

After Recording, Return to:
Riverway Estates Community Association, Inc.
13726 Florence
Sugar Land, TX 77498