

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.

Texas Homeland Title

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

GF# 170005668

STATE OF TEXAS §
COUNTY OF MONTGOMERY § KNOW ALL MEN BY THESE PRESENTS:

THAT, LAKE CONROE DEVELOPMENT CORPORATION, called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named below, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of his/her/their one certain Promissory Note of even date herewith in the principal sum of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) payable to the order of CONSERVATIVE INVESTMENTS, INC., as therein provided and bearing interest at the rates therein specified, and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to BRENT A. LANE, Trustee, the Grantee being as follows:

TRINITY PROPECTUS, LLC
12675 Longmire Way
Conroe TX 77304

hereinafter called Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows, to-wit:

Tract One (1):
Being 12.307 acres of land in the James Edwards Survey, A-190, Montgomery County, Texas, said 12.307 acres being out of and a part of the residual of that certain called 321.470 acre tract described in instrument to J. H. (Dick) Calfee, recorded under County Clerk's File Number 8004577, Montgomery County Property Records, (MCRPR), and the residual of that certain called 24.744 acre tract described under County Clerk's File Number 7703474, MCRPR, said 12.307 acre being described more particularly by metes and bounds on Exhibit "A" attached hereto;

together with a perpetual easement and right of way for the free and uninterrupted use, liberty and privilege of passing in and along, upon and across the following described real property, to-wit:

Tract Two (2):
Permanent Access Easement containing 3.203 acre(s) of land situated in the James Edwards Survey, A-190, Montgomery County, Texas, said 3.203 acres being out of and a part of the residual of that certain 321.470 acre tract described in deed to J. H. (Dick) Calfee, recorded under County Clerk's File Number 8004577, Montgomery County Real Property Records, (M.C.R.P.R.), said 3.203 acres being described more particularly by metes and bounds on Exhibit "A" attached hereto; and

Tract Three (3):
A perpetual, non-exclusive vehicular and pedestrian casement over, upon and across the Easement Property for Benefited Parties, being those certain private streets located within White Oak Ranch Subdivision, Section One (1), a subdivision in Montgomery County, Texas as recorded in Cabinet C, Sheet 75 of the Map Records of Montgomery County, Texas, as more particularly described in instrument dated June 2, 2008 recorded under Clerk's File Number 2008-062073 of the Real Property Records of Montgomery County, Texas, and

together with access and use easements over and across the following described real property, to-wit:

Tract Four (4):
Unlimited access and unlimited use easements of the entirety of Reserves A, B, C, D, E, F, G and H, of White Oak Ranch, Section One (1), a subdivision in Montgomery County, Texas recorded in Cabinet Q, Sheet 75 of the Map Records of Montgomery County, Texas, as more particularly described in instrument dated March 2, 2009 recorded under Clerk's File Number 2009-016434 of the Real Property Records of Montgomery County, Texas, and

Tract Five (5):
Unlimited access and unlimited use easement of the entirety of Lot Fifty-Five (55), Block One (1) of White Oak Ranch, Section One (1), a subdivision in Montgomery County, Texas recorded in Cabinet Q, Sheet 75 of the Map Records of Montgomery County, Texas, as more particularly described in instrument dated March 2, 2009 recorded under Clerk's File Number 2009-016435 of the Real Property Records of Montgomery County, Texas.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions,

easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

EXCEPT AS PROVIDED IN THE EARNEST MONEY CONTRACT ("CONTRACT"), DATED JUNE 19, 2017, EXECUTED BY GRANTOR AND GRANTEE, WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTY, THE PROPERTY IS BEING SOLD "AS-IS" AND "WITH ALL FAULTS", INCLUDING ALL LATENT AND PATENT DEFECTS, WITHOUT ANY REPRESENTATION OR WARRANTY BY GRANTOR. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES WHATSOEVER, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY REGARDING FITNESS FOR ANY PARTICULAR PURPOSE OR COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THE DEED AND WARRANTIES AND REPRESENTATIONS CONTAINED IN THE CONTRACT). GRANTEE HAS NOT RELIED UPON ANY REPRESENTATION, WARRANTY, OR OTHER ASSERTION, EITHER ORAL OR WRITTEN, MADE BY GRANTOR OR ITS EMPLOYEES, AGENTS, OR BY ANY OTHER PERSON REPRESENTING GRANTOR, BUT IS RELYING SOLELY UPON ITS EXAMINATION OF THE PROPERTY. GRANTEE WARRANTS THAT IT HAS INSPECTED THE PROPERTY AND HAS RELIED SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY TO DETERMINE THE CONDITION OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT ALL INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR PREPARED BY THIRD PARTIES WITH RESPECT TO THE CONDITION OF THE PROPERTY IS FURNISHED AS A CONVENIENCE ONLY TO GRANTEE AND THAT GRANTOR MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

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 and Grantee's successors and assigns, forever. And Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the said premises unto the said 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.

It is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, at which time this Deed shall become absolute.

CONSERVATIVE INVESTMENTS, INC. ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns, without recourse against Grantor.

Executed this 20 day of July, 2017.

LAKE CONROE DEVELOPMENT CORPORATION

By: Carol Van Aalstine
Name: Carol Van Aalstine
Title: President

ACCEPTED BY GRANTEE:

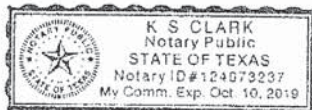
TRINITY PROPECTUS, LLC

By: [Signature]
Name: Adrian Jacob
Title: Person

STATE OF TEXAS §

COUNTY OF Montgomery §

This instrument was acknowledged before me on this 20 day of July, 2017 by Carol Van Aalstine President of LAKE CONROE DEVELOPMENT CORPORATION, on behalf of said entity in the capacity herein stated.

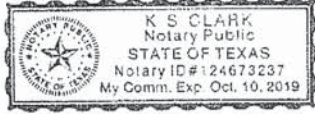


[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Montgomery §

This instrument was acknowledged before me on this 20 day of July, 2017 by Adrian Jacob, President of TRINITY PROPECTUS, LLC, on behalf of said entity in the capacity herein stated.



K S Clark
Notary Public, State of Texas

After recording return to:
TRINITY PROPECTUS, LLC

EXHIBIT "A"

Tract One (1)

BEING 12.307 ACRES OF LAND IN THE JAMES EDWARDS SURVEY, A-190, MONTGOMERY COUNTY, TEXAS, SAID 12.307 ACRES BEING OUT OF AND A PART OF THE RESIDUAL OF THAT CERTAIN CALLED 321.470 ACRE TRACT DESCRIBED IN INSTRUMENT TO J. H. (DICK) CALFEE, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 8004577, MONTGOMERY COUNTY PROPERTY RECORDS, (MCRPR), AND THE RESIDUAL OF THAT CERTAIN CALLED 24.744 ACRE TRACT DESCRIBED UNDER COUNTY CLERK'S FILE NUMBER 7703474, MCRPR, SAID 12.307 ACRE BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the Southwest right-of-way of White Oak Ranch Drive, (60 feet wide), as shown on plat of White Oak Ranch, Section 1, recorded in Cabinet Q, Sheet 74, of the Montgomery County Map Records, (M.C.M.R.), for the Northeast corner of Lot 9, Block 2, of said Section 1, being a North corner of the residual of said 321.470 acre tract, and being the North corner of the herein described 12.307 acre tract, and being the beginning of a 160.30 foot radius curve to the right;

THENCE 97.78 feet in a Southeasterly direction, with the Southwest right-of-way of said White Oak Ranch Drive, a Northeast line of the residual of said 321.470 acre tract, and with said 160.30 foot radius curve to the right, having a central angle of $34^{\circ} 56' 58''$ and a chord bearing of South $59^{\circ} 32' 23''$ East, 96.27 feet, to a 5/8" iron rod with cap stamped " Jeff Moon RPLS 4639" set for the end of said curve;

THENCE South $42^{\circ} 08' 23''$ East, 197.97 feet, with the Southwest right-of-way of said White Oak Ranch Drive, a Northeast line of the residual of said 321.470 acre tract, and the Northeast line of the residual of said 24.744 acre tract, to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set for the beginning of a 530.00 foot radius curve to the left;

THENCE 427.56 feet in a Southeasterly direction, with the Southwest right-of-way of said White Oak Ranch Drive, the Northeast line of the residual of said 24.744 acre tract, a Northeast line of the residual of said 321.470 acre tract, and with said 530.00 foot radius curve to the left, having a central angle of $46^{\circ} 13' 16''$ and a chord bearing of South $65^{\circ} 21' 35''$ East, 416.00 feet, to a 5/8" iron rod found for the Northwest corner of Reserve "C" of said Section 1 and that certain 0.559 acre tract described in instrument to Lake Conroe Development Corporation, recorded under County Clerk's File Number 2001-049009, of the Montgomery County Official Public Records, (M.C.O.P.R.), being a Northeast corner of the residual of said 32.4700 acre tract, and the Northeast corner of the herein described 12.307 acre tract;

THENCE South $01^{\circ} 30' 17''$ West, 136.91 feet, with an East line of the residual of said 321.470 acre tract, the West line of said Reserve "C", and said 0.559 acre tract, to a

5/8" iron rod found for angle an angle point;

THENCE South 55° 18' 28" East, 104.56 feet, with an East line of the residual of said 321.470 acre tract, the West line of said Reserve "C", and said 0.559 acre tract, to a 5/8" iron rod found for an angle point;

THENCE South 34° 45' 30" East, 155.95 feet, with an East line of the residual of said 321.470 acre tract, the West line of said Reserve "C", and said 0.559 acre tract, to a 5/8" iron rod found in the northerly line of the residual of that certain 410.539 acre tract described in instrument to Conroe Venture, LTD., recorded under County Clerk's File Number 9149317, M.C.R.P.R., for the Southwest corner of said Reserve "C", being a Southeast corner of the residual of said 321.470 acre tract and being the Southeast corner of the herein described 12.307 acre tract, from which a 1-1/2" axle found for the Northeast corner of the residual of said 410.539 acre tract, being a Southeast corner of the residual of said 321.450 acre tract, bears North 79° 01' 59" East, 1265.13 feet;

THENCE South 79° 01' 59" West, 446.10 feet, with a South line of the residual of said 321.470 acre tract, the north line of the residual of said 410.539 acre tract, to a 1-1/2" axle found in the East line of the residual of said 24.744 acre tract, for the Northwest corner of the residual of said 410.539 acre tract, being a Southwest corner of the residual of said 321.470 acre tract, and being an interior corner of the herein described 12.307 acre tract;

TRACT South 12° 45' 31" West, 100.15 feet, with the East line of the residual of said 24.744 acre tract, the West line of the residual of said 410.539 acre tract, to a 5/8" iron rod with "S&V" cap found for the Northeast corner of that certain 43.796 acre tract described in instrument to San Jacinto River Authority, recorded under County Clerk's File Number 2009-114038, M.C.O.P.R., being the Southeast corner of the residual of said 24.744 acre tract, and the herein described 12.307 acre tract;

TRACT South 78° 46' 27" West, 681.87 feet, with the South line of the residual of said 24.744 acre tract, a South line of the residual of said 321.470 acre tract, the North line of said 43.796 acre tract, to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set for the Southwest corner of the herein described 12.307 acre tract, said point being in a 185.00 foot radius curve to the left, from which a 5/8" iron rod found in the Northerly Northwest corner of said 43.796 acre tract bears South 78° 46' 27" West, 25.83 feet;

THENCE 28.24 feet in a Northerly direction, severing the residual of said 321.470 acre tract, and with said 185.00 foot radius curve to the left, having a central angle of 08° 44' 47" and a chord bearing of North 14° 40' 56" East, 28.21 feet, to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set for a point of compound curve and the beginning of a 50.00 foot radius curve to the left;

THENCE 13.83 feet in a Northerly direction, over and across the residual of said 321.470 acre tract, and with said 50.00 foot radius curve to the left, having a central angle of 15° 50' 53" and a chord bearing of North 02° 23' 06" East, 13.79 feet, to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set for the end of said curve;

THENCE North 14° 30' 52" West, 79.11 feet, over and across the residual of said 321.470 acre tract, to a 5/8" iron rod found for the southeast corner of the end of the right-of-way of White Oak Pointe, (50 feet wide) as shown on said plat of Section 1, being

the South corner of Lot 1, Block 2 of said Section 1, an interior corner of the residual of said 321.470 acre tract, and being the Northwest corner of the herein described 12.307 acre tract;

THENCE North 32° 48' 02" East, with a Northwest line of the residual of said 321.470 acre tract, the Southeast line of said Block 2, at 143.74 feet pass a 5/8" iron rod found for the East corner of said Lot 1, being the South corner of Lot 2 of said Block 2, at 343.69 feet pass a 5/8" iron rod found for the East corner of Lot 3 of said Block 2, being the South corner of Lot 4 of said Block 2, at 443.63 feet pass a 5/8" iron rod found for the East corner of said Lot 4, being the South corner of Lot 5 of said Block 2, in all a total distance of 494.76 feet, to a 5/8" iron rod found for the Southeast corner of said Lot 5, and being an interior corner of the residual of said 321.470 acre tract and the herein described 12.307 acre tract;

THENCE North 12° 46' 06" East, with a West line of the residual of said 321.470 acre tract, the East line of said Block 2, at 87.28 feet pass a 5/8" iron rod found for the Northeast corner of said Lot 5, being the Southeast corner of Lot 6 of said Block 2, at 187.20 feet pass a 5/8" iron rod found for the Northeast corner of said Lot 6, being the Southeast corner of said Lot 7 of said Block 2, at 287.27 feet pass a 5/8" iron rod found for the Northeast corner of said Lot 7, being the Southeast corner of Lot 8 of said Block 2, at 387.09 feet pass a 5/8 inch iron rod found for the Northeast corner of said Lot 8, being the Southeast corner of said Lot 9, in all a total distance of 487.37 feet, to the POINT OF BEGINNING and containing in all 12.307 acre of land.

- The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Tract Two (2)

Permanent Access Easement containing 3.203 acre(s) of land situated in the James Edwards Survey, A-190 and being more particularly described by metes and bounds as follows, to-wit:

BEING 3.203 ACRES OF LAND IN THE JAMES EDWARDS SURVEY, A-190 MONTGOMERY COUNTY, TEXAS, SAID 3.203 ACRES BEING OUT OF AND A PART OF THE RESIDUAL OF THAT CERTAIN 321.470 ACRE TRACT DESCRIBED IN DEED TO J.H. (DICK) CALFEE, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 8004577, MONTGOMERY COUNTY REAL PROPERTY RECORDS, (M.C.R.P.R.), SAID 3.203 ACRES BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING at a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set in a North line of the residual of said 321.470 acre tract, for the Southeast corner of Reserve "E", and the Southwest corner of the right-of-way of Longmire Way, (60 feet wide), both as shown on plat of The Estates of Longmire on Lake Conroe, recorded in Cabinet H, Sheet 92B, of the Montgomery County Map Records, (M.C.M.R.), and being the Northwest corner of the herein described 3.203 acre tract;

THENCE South 77° 24' 55" East, with a North line of the residual of said 321.470 acre

tract, being the South line of said The Estates of Longmire on Lake Conroe, the South line of that certain 4.7525 acre tract described in deed to Longmire on Lake Conroe Water Supply, Inc., recorded under County Clerk's File Number 99001402, M.C.R.P.R. and Heritage Reserve Section 1, plat of said subdivision recorded in Cabinet Z, Sheet 4172, of the Montgomery County Map Records, at 968.04 feet pass a 5/8" iron rod with "Jones and Carter" cap found for the Southeast corner of Reserve "C" of said Section 1, being the Southwest corner of the right-of-way for Heritage Creek Lane, (60 feet wide), as shown on said plat of Section 1, at 1097.43 feet pass a 5/8" iron rod with "Jones and Carter" cap found for the Southeast corner of Lot 28, Block 3 of said Section 1, being the Southwest corner of Lot 27 of said Block 3, at 1157.62 feet pass a 5/8" iron rod with "Jones and Carter" cap found for the Southeast corner of said Lot 27, being the Southwest corner of Lot 26 of said Block 3, a 1222.74 feet pass a 5/8" iron rod with "Jones and Carter" cap found for the Southeast corner of said Lot 26, being the Southwest corner of Lot 25 of said Block 3, at 1356.91 feet pass a 5/8" iron rod with "Jones and Carter" cap found for the Southeast corner of Lot 24 of said Block 3 and being the Southeast corner of said Section 1, in all a total distance of 1363.91 feet to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set for the Northeast corner of the herein described 3.203 acre tract;

THENCE South $16^{\circ} 11' 53''$ West, 105.34 feet, severing the residual of said 321.470 acre tract, to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set in a South line of the residual of said 321.470 acre tract, being the North line of that certain 35.336 acre tract described in deed to Ashbar Properties, LLC, recorded under County Clerk's File Number 2015107567, of the Montgomery County Official Public Records, for the Southeast corner of the herein described 3.203 acre tract;

THENCE North $77^{\circ} 12' 16''$ West, with a South line of the residual of said 321.450 acre tract, the North line of said 35.336 acre tract, at 978.25 feet pass a 1" iron pipe found for the Northwest corner of said 35.336 acre tract, being an interior corner of the residual of said 321.470 acre tract, from which a 1-1/2" axle found for a Southeast corner of the residual of said 321.470 acre tract, being a Northeast corner of the residual of that certain 410.539 acre tract described in deed to Conroe Venture, LTD., recorded under County Clerk's File Number 9149317, M. C.R.P.R., bears South $10^{\circ} 21' 03''$ West, 205.93 feet, then severing the residual of said 321.470 acre tract a total distance of 1354.87 feet, to a 5/8" iron rod with cap stamped "Jeff Moon RPLS 4639" set, for the Southwest corner of the herein described 3.203 acre tract;

THENCE North $11^{\circ} 12' 31''$ East, 100.17 feet, over and across the residual of said 321.470 acre tract, to the POINT OF BEGINNING and containing in all 3.203 acres of land.

- The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

E-FILED FOR RECORD
07/24/2017 09:05AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

07/24/2017



County Clerk
Montgomery County, Texas