

IMPORTANT NOTICE

1. TO ALL TITLE COMPANY CLOSERS:

- a. If applicable, please fill in the Seller/Lender's (Beneficiaries) address (including county) where indicated in the Deed of Trust and/or Deed of Trust to Secure Assumption.
- b. If applicable, please fill in Grantee's address (complete with zip code) on the Deed.
- c. If applicable, please fill in the Payee's and Maker's addresses (complete with zip code) on the Note.
- d. Please return the signed original of this notice to Brian S. Carr at the address set forth below.
- e. Please date the documents and fill in the payment dates and/or maturity dates on the Note, as required.

2. TO ALL PARTIES TO THIS TRANSACTION:

The documents listed on the attached invoice were prepared by the law office of Brian S. Carr at the request and direction of title company handling this closing and/or the parties to this transaction and were not prepared with the intent to provide legal representation to any one party in this transaction. Should the transaction be in assumption (or subject to) any existing financing and should such contain so-called "Due on Sale" or like clauses, you should obtain the consent or waiver of the holder(s) of the existing financing to the transaction; failure to so do may give the holder of such financing the right to accelerate the maturity of such financing. Brian S. Carr has acted herein solely as a scrivener and, even though one party is billed for and may be obligated to pay our fee, we accept no responsibility for representing any such party. All parties may, at their own expense, engage an attorney of their own selection to represent their interest in this transaction.

3. The undersigned recognize to the extent that the liens created in this transaction encumber the Buyer\Borrower's homestead property and to the extent such liens do not represent original purchase money financing (or the refinancing of the unpaid balance thereof) mechanic\materialmen's lien(s) signed prior to the commencement of work and delivery of material (or the refinancing of the unpaid balance thereof), or payment of taxes, the same may not be valid against such homestead property.

Thank you.

Brian S. Carr

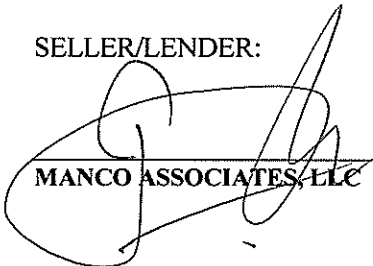
2323 South Shepherd, Suite 850
Houston, Texas 77019
713-521-4422 • 713-527-8700 (FAX)

WE, THE UNDERSIGNED, ACKNOWLEDGE READING THE ABOVE NOTICE AND FULLY UNDERSTAND THE SAME.

Signed this 19 day of April, 2011.

SELLER/LENDER:

BUYER/BORROWER:



 MANCO ASSOCIATES, LLC

 GARDEN OAKS COURT HOMEOWNERS ASSOCIATION,
 INC.

GF No.:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

GF No.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

THAT MANCO ASSOCIATES, LLC, hereinafter referred to as "Grantor" (whether one or more), 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 GARDEN OAKS COURT HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

Reserve "A", "B", "C", "D", and "E", together with all areas so designated as "Permanent Access Easement" in GARDEN OAKS COURT, a subdivision in Harris County, Texas according to the Plat thereof recorded at Harris County Clerk's Film Code No. W652325, of the Official Real Property Records of Harris County, Texas.

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, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs 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.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, restrictions, easements, covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

When this Deed is executed by more than one person or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 19 day of April, 2000.

MANCO ASSOCIATES, LLC

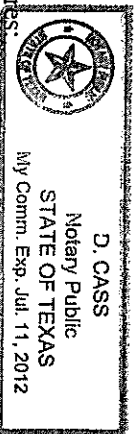
(Signature)

Printed Name: Niel Jayasinghe

Title: Owner

THE STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 19 day of April,
2011, by Mig Javarsky, _____ of
MANCO ASSOCIATES, LLC on behalf of said Limited Liability Company.



My commission expires July 11, 2012

[Signature]
Notary Public
Notary's Name (printed): D CASS

Grantee's Mailing Address and Return Address:
GARDEN OAKS COURT HOMEOWNERS ASSOCIATION, INC.

