

After Recording, Return to:
Land Department, Gehan Homes, Ltd.
Attn: Melanie Hronek
3815 S. Capital of TX Hwy Suite 275
Austin, TX 78704

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.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

COMMON AREA DEED
Cedar Landing Section 2, Reserve B

DATE: March 12, 2019

GRANTOR: GEHAN HOMES, LTD., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 15725 North Dallas Pkwy, Suite 300, Addison, Texas 75001

GRANTEE: City of League City, TX

GRANTEE'S MAILING ADDRESS: 300 W. Walker St., League City, TX 77573

PROPERTY (including any improvements):

Reserve B of Cedar Landing Section 2, an addition to the City of League City, Galveston County, Texas, according to the plat thereof recorded in under Clerk's File No. 2000001018 of the Official Public Records of Galveston County, Texas.

This conveyance is made in connection with Grantor's development of Cedar Landing in the City of League City, Galveston County, Texas, and pursuant to the Declaration of Covenants, Conditions & Restrictions for Cedar Landing, recorded under Clerk's File No. 2000011926 of the Official Public Records of Galveston County, Texas (the "Declaration"). By this instrument, Grantor hereby conveys the above-described Common Area in the Cedar Landing to Grantee, subject to all recorded instruments affecting the Property, including the Declaration and the rights, reservations, and easements contained in the Declaration, and all matters a true and correct survey would reveal.

For good and valuable consideration, Grantor does **GRANT, SELL, AND CONVEY** unto Grantee all the Property, **TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee, Grantee's successors, or assigns forever, subject to the matters herein stated.

This Common Area Deed is not intended to be a quitclaim deed and is intended to be a conveyance of the Property rather than merely a conveyance of Grantor's interest therein.

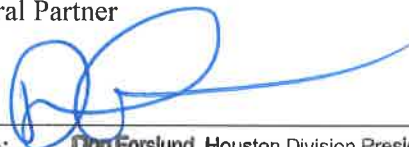
NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE WITHOUT WARRANTY OF TITLE OF ANY KIND, WHETHER STATUTORY, EXPRESS, OR IMPLIED.

By acceptance of this Common Area Deed, Grantee agrees and acknowledges (1) the conveyance of the Property "AS IS" with any and all latent and patent defects; (2) that Grantor does not warrant that the Property has a particular financial value or is fit for a particular purpose; (3) that Grantee is responsible for the maintenance, repair, replacement, and insurance of the Property, although the Declaration may reserve certain use privileges to Grantor; and (4) that Grantee is not relying on any representation, statement, or other assertion by Grantor with respect to the Property.

SIGNED to be effective on the date shown above.

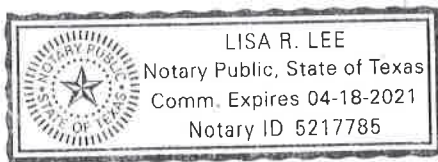
GEHAN HOMES, LTD., a Texas limited partnership

By: Gehan Homes I, Inc.,
A Texas corporation,
General Partner

By: 
Name: Don Forslund, Houston Division President
Title: _____

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 25 day of March, 2019, by Don Forslund, Houston Division President of Gehan Homes I, Inc., a Texas corporation, General Partner of GEHAN HOMES LTD., a Texas limited partnership, on behalf of said limited partnership.




Notary Public, State of Texas

EXECUTED on this _____ day of _____, 2018

GRANTEE:

City of League City

By: City of League City
300 West Walker Street
League City, TX 77573

By: _____
John Baumgartner, City Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the _____ day of _____, 2018, by
John Baumgartner, City Manager, City of League City, Texas.

Notary Public, State of Texas

APPROVED AS TO FORM:

Nghiem Doan, City Attorney