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(Above space reserved for recording data)

After recording, return to:

Sudaya Investment LLC  
4515 Meadow Hawk Drive  
Arlington, TX 76005

**SPECIAL WARRANTY DEED WITH VENDOR’S LIEN**

THIS DEED, made this 22nd day of December, 2021 **between NEPALI CULTURAL AND SPIRITUAL CENTER**, a Texas non-profit corporation (“**Grantor**”), and **SUDAYA INVESTMENT LLC**, a Texas limited liability company (“**Grantee**”), having an address of 4515 Meadow Hawk Drive, Arlington, TX 76005 (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for an in consideration of cash and a promissory note of even date executed by Grantee and payable to the order of Third Coast Bank (“Lender”), in the principal amount of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Bart O. Caraway, Trustee, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property described on *Exhibit “A,”* attached hereto and made a part hereof (the “**Property**”).

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject solely to the matters described in *Exhibit “B,”* attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its 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, subject to the Permitted Exceptions.

Grantee, by acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2021 and subsequent years, there

having been a proper proration (subject to true-up) of ad valorem taxes for the current calendar year between Grantor and Grantees.

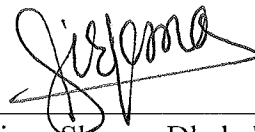
*Signature page follows.*

EXECUTED as of \_\_\_\_\_, 2021.

**GRANTOR:**

**NEPALI CULTURAL AND SPIRITUAL CENTER,**  
a Texas non-profit corporation

BY: \_\_\_\_\_  
Binay K Aryal  
Chairperson

BY:  \_\_\_\_\_  
Sirjana Sharma Dhakal  
Secretary

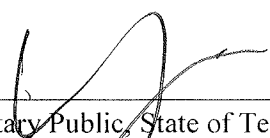
STATE OF TEXAS                   §  
   §  
COUNTY OF \_\_\_\_\_ §

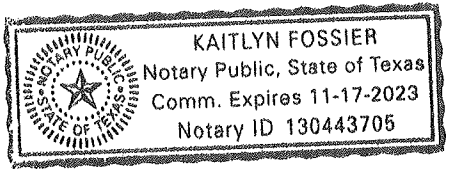
This instrument was acknowledged before me on \_\_\_\_\_, 2021, by **Binay K. Aryal, Chairperson of Nepali Cultural and Spiritual Center**, a Texas non-profit corporation, on behalf of said non-profit corporation.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF Dallas §

This instrument was acknowledged before me on December 17, 2021, by **Sirjana Sharma Dhakal, Secretary of Nepali Cultural and Spiritual Center**, a Texas non-profit corporation, on behalf of said non-profit corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas

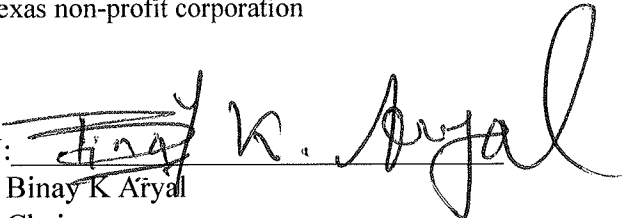


**EXHIBIT A**  
**to Special Warranty Deed**

EXECUTED as of December 21, 2021.

**GRANTOR:**

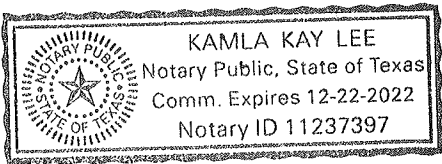
**NEPALI CULTURAL AND SPIRITUAL CENTER,**  
a Texas non-profit corporation


BY:   
Binay K Aryal  
Chairperson

BY: \_\_\_\_\_  
Sirjana Sharma Dhakal  
Secretary

STATE OF TEXAS                            §  
   §  
COUNTY OF Dallas                            §

This instrument was acknowledged before me on December 21, 2021, by **Binay K. Aryal, Chairperson of Nepali Cultural and Spiritual Center**, a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

STATE OF TEXAS                            §  
   §  
COUNTY OF \_\_\_\_\_                            §

This instrument was acknowledged before me on \_\_\_\_\_, 2021, by **Sirjana Sharma Dhakal, Secretary of Nepali Cultural and Spiritual Center**, a Texas non-profit corporation, on behalf of said non-profit corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT A**  
**to Special Warranty Deed**

## LEGAL DESCRIPTION

Lot No. 2A, Block A, of REPLAT OF PARK CENTER ADDITION, an addition to the City of Irving, DALLAS County, Texas, according to the plat thereof recorded in Volume 86196, Page 3834, of the Map Records of Dallas County, Texas.

**EXHIBIT B**  
**to Special Warranty Deed**

**PERMITTED EXCEPTIONS**

1. The following restrictive covenants of record itemized below:

Volume 86196, Page 3834, Map Records, Dallas County, Texas

2. Shortages in area
3. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years.
4. Rights of parties in possession.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
6. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
7. A building set-back line, as disclosed by Plat.

Recording No.: Volume 86196, Page 3834, Real Property Records, Dallas County, Texas  
Affects: North 25'

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said trac/plat;

Purpose: Utility  
Affects: South 5'  
Recording No: Volume 86196, Page 3834, Real Property Records, Dallas County, Texas

9. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Irving  
Purpose: As provided in said document  
Recording Date: October 16, 2013  
Recording No: under Clerk's File No. 201300324663, Real Property Records, Dallas County, Texas

10. Matters contained in that certain document

Entitled: Private Fire Line Service Agreement  
Dated: July 17, 2013  
Executed by: City of Irving and Nepali Cultural & Spiritual Center  
Recording Date: October 16, 2013  
Recording No: under Clerk's File No. 201300324654, Real Property Records, Dallas County, Texas

Reference is hereby made to said document for full particulars.

11. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 12, 2008, recorded December 30, 2008 at under Clerk's File No. 20080401831 of the Official Records of Dallas County, Texas, which document contains the following language " ... all oil, gas, and other minerals ... ". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).