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Tarrant County Texas

Official Public Records

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D210052394

  
Suzanne Henderson

PGS 6 \$36.00

Submitter: ACS

**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**

THE STATE OF TEXAS  
COUNTY OF TARRANT

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KNOW ALL MEN BY THESE PRESENTS:

THAT, J&S REAL ESTATE INVESTMENT, L.P., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by NEPALI CULTURAL AND SPIRITUAL CENTER a Texas non-profit corporation ("Grantee"), whose mailing address is 513 Angela Lane, Fort Worth, Tarrant County, Texas 76039, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, ASSIGNED and CONVEYED, and by these presents does GRANT, SELL, ASSIGN and CONVEY, unto Grantee the following described property (the "Property"):

Tract 1 of PARK CENTER ADDITION, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, SAVE AND EXCEPT a 14,733 square foot tract of land situated in the City of Euless, Tarrant County, Texas, being a portion of Tract 1 of Park Center Addition, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas; said tract being more particularly described on Exhibit "A" attached hereto, together with all improvements and fixtures thereon and all rights and appurtenances thereto, and all rights, titles and interests (including reversionary rights) of Grantor in and to any adjacent alleys, streets and easements, and any adjacent strips or gores of land.

This conveyance is expressly made by Grantor and accepted by Grantee subject only to the permitted exceptions specified in Exhibit "B" attached hereto and incorporated herein by reference, to the extent same are valid and affect the Property.

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

EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE CONDITION OF THE PROPERTY. THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS, "WITH ALL FAULTS." IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

All ad valorem taxes and assessments for the Property for 2010 have been prorated by the parties hereto and Grantee, by its acceptance hereof, hereby assumes payment thereof and payment for subsequent calendar years not yet due and payable, each to the extent attributable to all or any portion of the Property.

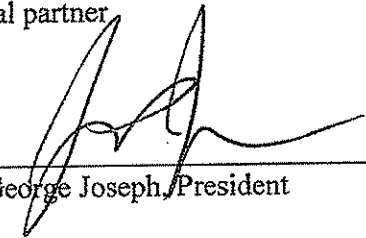
**[REST OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, this instrument is executed effective as of the 5<sup>th</sup> day of March, 2010.

**GRANTOR:**

**J&S REAL ESTATE INVESTMENT, L.P.,**  
a Texas limited partnership

By: JSRE GP, Inc., a Texas corporation,  
its general partner

By:   
George Joseph, President

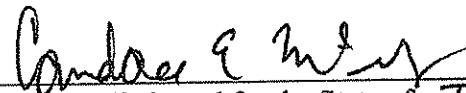
THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2010, by George Joseph, President of JSRE GP, Inc., a Texas corporation, the general partner of J&S REAL ESTATE INVESTMENT, L.P., a Texas limited partnership, on behalf of such limited partnership.



  
Notary Public in and for the State of Texas  
Printed Name: Candace E McGary  
My Commission Expires: 8/21/2013

**EXHIBIT "A"**

**Legal Description of the Property**

Tract 1 of PARK CENTER ADDITION, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, SAVE AND EXCEPT a tract of land situated in the City of Euless, Tarrant County, Texas, being a portion of Tract 1 of Park Center Addition, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, said tract of land being more particularly described as follows:

Commencing at a set ½ inch capped rebar stamped "JPH LAND SURVEYING" at the northwest corner of said Tract 1;

Thence North 66° 55' 48" East, along the North line of said Tract 1, a distance of 205.63 feet to the Point of Beginning:

Thence North 66° 55' 48" East, along the North line of said Tract 1, a distance of 42.06 feet to a point, from said point, a found ½ inch rebar at the Northeast corner of said Tract 1, bears North 66° 55' 48" East, a distance of 229.00 feet;

Thence South 05° 02' 38" East, a distance of 398.33 feet to the South line of said Tract 1;

Thence South 66° 57' 00" West, along the South line of said Tract 1, a distance of 42.06 feet;

Thence North 05° 02' 38" West, a distance of 368.31 feet to the Point of Beginning, containing 14,733 square feet.

## EXHIBIT "B"

### Permitted Exceptions

1. Electric and communications system easement as granted to Texas Power & Light Company and Southwestern Bell Telephone Company, dated June 18, 1962, recorded in Volume 3703, Page 451, of the Real Property Records of Tarrant County, Texas, as noted or shown on survey dated May 13, 2009, prepared by Jon P. Hoebelheinrich, RPLS No. 5478.
2. 10 foot utility easement reserved across the North line, in Deed executed by E.L. Baker, Trustee to Jack Pilon and Joe. P. Farina, dated April 12, 1967, filed April 14, 1967, recorded in Volume 4389, Page 134, of the Real Property Records of Tarrant County, Texas, as noted or shown on survey dated May 13, 2009, prepared by Jon P. Hoebelheinrich, RPLS No. 5478.
3. 20 foot utility easement across North side of Tract I, as shown on Plat recorded in Volume 388-49, Page 63, of the Plat Records of Tarrant County, Texas, as noted or shown on survey dated May 13, 2009, prepared by Jon P. Hoebelheinrich, RPLS No. 5478.
4. 10 foot Utility easement across the East side of Tract I, as shown on Plat recorded in Volume 388-49, Page 63, of the Plat Records of Tarrant County, Texas, as noted or shown on survey dated May 13, 2009, prepared by Jon P. Hoebelheinrich, RPLS No. 5478.
5. 10 foot Utility easement North-South through approximate center of Tract 1, as shown on Plat recorded in Volume 388-49, Page 63, of the Plat Records of Tarrant County, Texas, as noted or shown on survey dated May 13, 2009, prepared by Jon P. Hoebelheinrich, RPLS No. 5478.
6. Terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, dated December 16, 1971, filed September 1, 1982, recorded in Volume 7349, Page 1106, of the Real Property Records of Tarrant County, Texas.
7. Mineral interest as described in instrument executed by J & S Real Estate Investment, L.P., a Texas limited partnership to B & G Real Estate Investments, L.P., a Texas limited partnership dated March 31, 2006, filed August 1, 2006, recorded in/under County Clerk's File Number D206233697 of the Real Property Records of Tarrant County, Texas.
8. Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease between B & G Real Estate Investments, L.P., to Dale Property Services, L.L.C. as evidenced in Memorandum of Oil, Gas and Mineral Lease, dated August 20, 2009, filed September 8,

2009, recorded in/under Instrument No. D209239338 of the Real Property Records of Tarrant County, Texas.