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 §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

That **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation,** hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of **THIRTY SEVEN THOUSAND THREE HUNDRED FIFTY TWO AND NO/100 ($37,352.00) DOLLARS** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does **GRANT, SELL AND CONVEY** unto **Meraki Homes, LLC a Texas limited liability company** herein called "Grantee" (whether one or more), the following real property (together with all improvements thereon the "Property") situated in Galveston County, Texas, to-wit:

ABST 205 PAGE 3 LOTS 8 THRU 10 BLK 20 KOHFELDT HEIGHTS ADDN and commonly known as 2102 6th Avenue North, Texas City, Texas 77590 (Property ID: 223295)

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, encumbrances, conditions, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above-mentioned County and State.

TO HAVE AND TO HOLD the above described 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 himself, his heirs, executors and administrators 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 except as to the reservations from and exceptions to conveyance and warranty **when the claim is by, though, or under Grantor but not otherwise.**

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

Grantee assumes the payment of all ad valorem taxes on the Property for the current year, and any subsequent assessments for current and prior years due to change in land usage, ownership or both.

THE PROPERTY TRANSFERRED TO GRANTEE IS SOLD, TRANSFERRED, AND DELIVERED "AS IS" AND "WITH ALL FAULTS"; FURTHER, GRANTOR EXCLUDES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

EXECUTED THIS ___ day of February 2021.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

BY: _____
NAME: Mark Ciavaglia
TITLE: President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this ____ day of February 2021, by Mark Ciavaglia, President of **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation.

_____
Notary Public in and for
The State of TEXAS

GRANTEE'S ADDRESS:

Meraki Homes, LLC
516 Forest Village Circle
La Marque, Texas 77568

AFTER RECORDING, RETURN TO:

Texas City Economic Development Corporation
1801 - 9th Avenue North
Texas City, Texas 77590