

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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

DATE: April 20, 2012

GRANTOR: SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION
GRANTOR'S MAILING ADDRESS (including county): 1801 S. 2nd St., McAllen, Hidalgo County, Texas 78503

GRANTEE: COUNTY OF HIDALGO, TEXAS
GRANTEE'S MAILING ADDRESS (including county): P. O. Box 758, Edinburg, Hidalgo County, Texas 78540-0758

CONSIDERATION: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

PROPERTY:

Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Exhibit "B" attached hereto and made a part hereof for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and heirs to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased the Property on an "AS IS, WHERE IS", basis and GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, AS TO THE CONDITION OF THE IMPROVEMENTS LOCATED ON THE PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

When the context requires, singular nouns and pronouns include the plural.

SOLIDA ADMINISTRADORA DE PORTAFOLIOS,
S.A. DE C.V., A MEXICAN CORPORATION

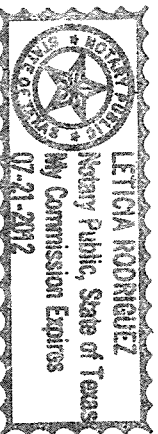
BY: 
GREGORY ALLEN HARRIS, ITS ATTORNEY IN
FACT

BY: 
ROBERTO ALFREDO BICHARA TALAMAS, ITS
ATTORNEY IN FACT

(Corporate Acknowledgments)

STATE OF TEXAS §
COUNTY OF HIDALGO §

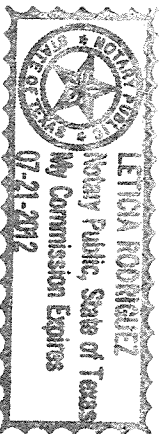
This instrument was acknowledged before me on the 20th day of April, 2012 by GREGORY ALLEN HARRIS, ATTORNEY IN FACT FOR SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, ON BEHALF OF SAID CORPORATION.



Leticia Rodriguez
Notary Public, State of Texas
Notary's Printed Name: Leticia Rodriguez
Commission Expires: 7/21/12

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of April, 2012 by ROBERTO ALFREDO BICHARA TALAMAS, ATTORNEY IN FACT FOR SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, ON BEHALF OF SAID CORPORATION.



Leticia Rodriguez
Notary Public, State of Texas
Notary's Printed Name: Leticia Rodriguez
Commission Expires: 7/21/12

AFTER RECORDING RETURN TO:
County of Hidalgo, Texas
P. O. Box 758
Edinburg, Texas 78540-0758

PREPARED IN THE OFFICE OF:
LAW OFFICE OF MICHAEL J. DALEY, PLLC
1801 S. 2nd St., Suite 370
McAllen, Texas 78503
(112-5399)

EXHIBIT "A"

Legal description of the land:

Being a 4.00 acre tract of land, more or less, out of a 10.00 acre tract out of Lot 4, Block 6, JOHN CLOSNER ET. AL. SUBDIVISION, Hidalgo County, Texas, as per map recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas. Said 10.00 acre tract is vested to Solida Administrador de Portafolios, S.A. de C.V., a Mexico corporation from Inter National Bank, a national banking association by virtue of a Special Warranty Deed dated November 24, 2010, and recorded in Document No. 2158186, Official Records of Hidalgo County, Texas, Said 4.00-acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a cotton picker spindle found at the Northeast corner of Lot 4, Block 6, John Closner et. al.

Subdivision, Thence, South 08 degrees 29 minutes 00 seconds West, with the East line of Lot 4, Block 6, John Closner et. al. Subdivision, a distance of 523.31 feet to a No. 4 rebar set (with a plastic cap stamped RGECC) for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, continuing South 08 degrees 29 minutes 00 seconds West, with the East line of said Lot 4, Block 6, a distance of 348.87 feet to a No.5 rebar found at the Southeast corner of said 10.00-acre tract for the Southeast corner of this tract of land;

THENCE, North 81 degrees 31 minutes 00 seconds West, with the South line of said 10.00 acre tract, a distance of 499.44 feet to a No. 5 rebar found at the Southwest corner of said 10.00 acre tract for the Southwest corner of this tract of land;

THENCE, North 08 degrees 29 minute 00 seconds East, with the East line of said 10.00 acre tract, a distance of 348.87 feet to a No. 4 rebar set (with a plastic cap stamped RGECC) for the Northwest corner of this tract of land;

THENCE, South 81 degrees 31 minutes 00 seconds East, parallel to the South line of said Lot 4, Block 6, a distance of 499.44 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Easements and reservations as shown on the map and dedication of John Clossner Subdivision, recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas.

Easement reserved in Deed dated July 1, 1912, recorded in Volume 19, Page 265, Deed Records, Hidalgo County, Texas.

Easement reserved in Deed dated October 5, 1944, recorded in Volume 538, Page 257, Deed Records, Hidalgo County, Texas.

Easement reserved in Deed dated October 5, 1944, recorded in Volume 541, Page 440, Deed Records, Hidalgo County, Texas.

Easement reserved in Deed dated August 14, 1944, recorded in Volume 660, Page 245, Deed Records, Hidalgo County, Texas.

Mineral and/or royalty reservation contained in instruments dated April 17, 1958, recorded in Volume 913, Page 519, Deed Records and instrument filed March 18, 2002 under Document Number 1062905, Official Records of Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated January 26, 1935, recorded in Volume 17, Page 484, dated March 6, 1954, recorded in Volume 155, Page 252, dated November 8, 1962, recorded in Volume 272, Page 663, Volume 272, Page 665, dated September 13, 1976, recorded in Volume 362, Page 595 and dated September 10, 1976, recorded in Volume 362, Page 598, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases in favor of Samson Lone Star Limited Partnership, filed January 13, 1998, under Document Number 647729, filed March 11, 1998, under Document Number 660813, filed April 7, 1998, under Document Number 667850, filed February 22, 1999, under Document Number 750421, filed May 13, 1999 under Document Number 773520 and filed November 2, 1999 under Document Number 819759, filed January 19, 2001, under Document Number 936916 and filed April 24, 2002, under Document Number 1075946 and filed May 9, 2002 under Document Number 1081272, Official Records, Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed July 14, 2000 under Document Number 888450, filed January 10, 2001 under Document Number 934688 and filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any part thereof lies within canal right of way claimed in fee simple by Hidalgo County Irrigation District No.2

Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

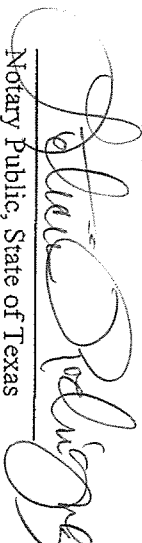
Taxes for the year 2012 and subsequent years which Grantee herein assumes and agrees to pay.

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 11th day of April, 2012 by Gregory Allen Harris and Roberto Alfredo Bichara Talamas, Individually and as Attorneys-in-fact for SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, ON BEHALF OF SAID CORPORATION.




Notary Public, State of Texas

Prepared by:
The Law Office of Michael J. Daley, PLLC
1801 S. 2nd St., Suite 370
McAllen, Texas 78503
File No. 112-5399