

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**STATE OF TEXAS                   §**

**§           KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF TARRANT       §**

Grantor:       Everman Economic Development Corporation ("EEDC")

Mailing Address:

212 N. Race Street  
Everman, Texas 76140

Grantee:       Muney Development Partners LLC ("Muney")

Mailing Address:

520 W. Kellis Street  
Fort Worth, Texas 76115-1323

Consideration:       The sum of Ten Dollars and no cents (\$10.00) and for  
other good and valuable consideration.

The Property:

Blk 3, Lot 3R (404 King), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race), Eureka Addition to the City of Everman, Tarrant County, Texas, as shown by a deed of record at Volume 12715, Page 1174, of the Deed Records of Tarrant County, Texas.

Conveyance:

For and in consideration of the sum of Ten Dollars and no cents (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby bargain, sell, and convey unto the Grantee and its successors and assigns, the Property described above subject to the warranty of title and the reservations from and exceptions to conveyance and warranty described below.

Warranty of Title:

Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof through Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

### Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for itself and its successors and assigns, reserves unto Grantor any right, title, or interest of Grantor in and to adjacent streets, alleys, or right-of-way. Grantor, for itself and its successors and assigns, reserves and excepts all easements of record, all of the oil, gas, and other mineral interests, including any rights to water, in and under the land herein conveyed, all mineral conveyances and severances, mineral leases of record.

The conveyance of the Property is “as-is.” Munev has inspected the Property and accepts it “as-is” and acknowledges that the EEDC makes no warranty or representation that the Property is suitable for Munev’s intended use.

Executed the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Everman Economic Development Corporation**  
Grantor

BY: \_\_\_\_\_  
Ray Richardson, President

## ACKNOWLEDGMENT AND AFFIDAVIT

**STATE OF TEXAS** §  
§  
**COUNTY OF TARRANT** §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, who after being by me first duly sworn, stated that he/she executed this deed for the purposes and consideration stated therein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Notary's Name

My Commission Expires:  
\_\_\_\_\_

**Muney Development Partners, LLC**  
Grantee

BY: \_\_\_\_\_  
Alvaro Munoz, Jr., Owner

BY: \_\_\_\_\_  
Fernando Urcelay, Owner

BY: \_\_\_\_\_  
Juan Enrique Munoz, Owner

#### **ACKNOWLEDGMENT AND AFFIDAVIT**

**STATE OF TEXAS**       §  
                                      §  
**COUNTY OF TARRANT** §

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Notary Public in and for the State of Texas

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Type or Print Notary's Name

My Commission Expires:

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AFTER FILING PLEASE RETURN TO:

Mindi Parks  
City Secretary  
City of Everman  
212 N. Race St.  
Everman, Texas 76140  
817-293-0525  
Fax: 817-551-7549