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 §

S 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, including the consideration given pursuant to the Restriction Agreement

between the City of Everman and Muney ("Restriction

Agreement").

The Property:

Lot 11R (405 King Street), and Lot 12R (403 King Street), Block 2, Eureka Addition to the City of Everman, Tarrant County, Texas, according to the plat recorded in Volume 388-164, Page 9, Plat Records, 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, including the consideration given pursuant to the Restriction Agreement, 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:

This conveyance and warranty are made expressly subject to the restrictions, covenants, conditions, and terms included in the Restriction Agreement between the City of Everman and Muney dated September _____, 2022.

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." Muney 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 Muney's intended use.

Executed the _	day of	, 2022.					
	Everman E Grantor	conomic Development Corporation					
	BY: Ray Ric	chardson, President					

ACKNOWLEDGMENT AND AFFIDAVIT

STATE OF TEXAS §

COUNTY OF TARRANT §

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					Туре	or Print	Notary	's Na	me		_	
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ACKNOWLEDGMENT AND AFFIDAVIT

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My Commiss	ion Expires:										

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