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Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 11, 2022 10:29 AM Fee: \$42.00

2022045360

Electronically Recorded

Special Warranty Deed

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.

Date: To be effective March 10, 2022

Grantor: Knight Family Partnership, Ltd., a Texas limited partnership

Grantor's Mailing Address: 4201 Bee Cave Road, Suite A-204, Austin, Texas 78746

Grantee: 2nd Street Development LLC, a Delaware limited liability company

Grantee's Mailing Address: 515 Congress Avenue, Suite 1620, Austin, Texas 78701

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): See Exhibit A attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: See Exhibit B attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

Taxes for the current year have been prorated. Standby fees, taxes, and assessments by any taxing authority for the year 2022 and subsequent years are hereby assumed and shall be paid by Grantee.

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

GRANTOR:

KNIGHT FAMILY PARTNERSHIP, LTD.,
a Texas limited partnership

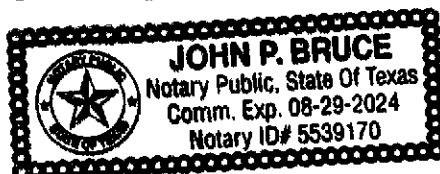
By: KNIGHT FAMILY MANAGEMENT, LLC,
a Texas limited liability company,
its General Partner

By: Robert Knight
Name (print): ROBERT KNIGHT
Title (print): PRESIDENT

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on March 8, 2022, by Robert Knight, President of Knight Family Management, LLC, a Texas limited liability company, General Partner of Knight Family Partnership, Ltd., a Texas limited partnership, on behalf of said company, and said partnership.

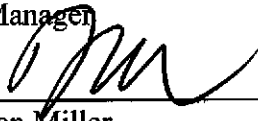


[Signature]
NOTARY PUBLIC, State of _____

GRANTEE:

2ND STREET DEVELOPMENT LLC,
a Delaware limited liability company

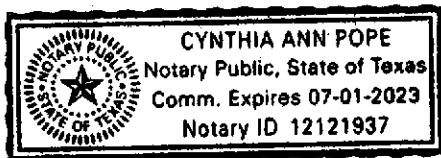
By: 2nd Street Investor LLC,
a Delaware limited liability company
Its Sole Manager

By: 
Name: Dan Miller
Title: Executive Vice President

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on March 9th, 2022, by Dan Miller, as Executive Vice President of 2nd Street Investor LLC, a Delaware limited liability company, as Sole Manager of 2ND STREET DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said entities.





NOTARY PUBLIC, State of Texas

Exhibit A

Property Description

The West 4.97 feet of Lot 8, all of Lot 9 and the East 41.2 feet of Lot 10, Block 8, ORIGINAL CIT OF AUSTIN, Travis County, Texas, according to the map or plat thereof, recorded in the General Land Office of the State of Texas.

Exhibit B

Permitted Exceptions

1. Ad valorem taxes for 2022 and subsequent years which are not yet due and payable.
2. ~~The~~ terms, conditions and stipulations of that certain Party Wall Agreement dated January 16, 1957, recorded in Volume 1819, Page 119 of the Deed Records of Travis County, Texas.
3. Walls extend into East 2nd Street right of way as shown on survey dated February 10, 2020, last revised January 19, 2021, prepared by Steven M. Duarte, Registered Professional Land Surveyor No. 5940.

11-GF# 202003543 JPB
Return to: Heritage Title
200 W 6th Street, Suite 1600
Austin, TX 78701