

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

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

That **CRYSTAL LAKE DEVELOPMENT, LLC**, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by **MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**, a Texas corporation ("**Grantee**"), whose address is c/o Legacy Southwest Property Management, 8668 John Hickman Pkwy., Suite 801, Frisco, Texas 75034, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, subject to the Permitted Exceptions (as hereinafter defined) and the Reservation (as hereinafter defined), those certain tracts or parcels of land situated in Tarrant County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, improvements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, but excluding any rights or appurtenances pertaining to Grantor's contiguous or adjacent property, other than to the centerline of any dedicated roads, streets, alleys and ways separating such land from Grantor's contiguous or adjacent property (said land, improvements, rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances being conveyed hereby, subject to the Permitted Exceptions, are hereinafter collectively referred to as the "**Property**"). The Property is being conveyed to Grantee to be owned, managed and used by Grantee as Common Properties, as defined in the Declaration, which is defined in Exhibit "B" hereto.

But Grantor expressly reserves unto itself, and its successors and assigns to which such reserved rights are assigned in whole or part by written recorded document, a drainage, utility and pedestrian and/or vehicular right-of-way easement in, on and under each Property, including the right to construct and maintain improvements within such easement consistent with such uses (the "**Reservation**").

This conveyance is made subject and subordinate to those encumbrances and exceptions (the "**Permitted Exceptions**") set forth on Exhibit "B" attached hereto and made a part hereof for all purposes, but only to the extent they affect or relate to the Property. The Permitted Exceptions include, without limitation, a certain Surface Lease and Easement Agreement dated as of June 26, 2003 (as amended prior to the date of this Special Warranty Deed, the "Surface Lease"), which is referenced in a Short Form Memorandum of Surface Lease dated June 26, 2003, filed August 22,



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Page: 1 of 6

Fees: \$35.00

2003, in favor of Antero Resources I, L.P., as lessee, and recorded in Volume 17099, Page 57, Real Property Records, Tarrant County, Texas. Notwithstanding anything to the contrary contained herein, this Deed does not transfer or convey to Grantee any of the working interests described in Article 3 of the Surface Lease, regardless of whether or not such working interests are presently owned by Grantor, affiliates of Grantor or its or their successors or assigns.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions and the Reservation, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its 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.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of February 22, 2021.

GRANTOR:

CRYSTAL LAKE DEVELOPMENT, LLC,
a Texas limited liability company

By: John Cockerham
John Cockerham

Its: Manager

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on February 24, 2021, by John Cockerham, Manager of Crystal Lake Development, LLC, a Texas limited liability company.

Courtney Pettis
Notary Public, State of Texas

Courtney Pettis
Printed Name of Notary

My Commission Expires:
3-2-2021

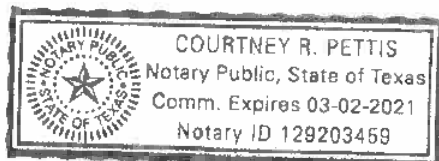


EXHIBIT "A"

Property Description

Lot 1X, 9X and 23X of Block 1 and Lot 1X of Block 2 Marine Creek Ranch, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument File No. D219026510, Plat Records, Tarrant County, Texas.

EXHIBIT "B"

Permitted Exceptions

1. Plat of MARINE CREEK RANCH, an Addition to the City of Fort Worth, Tarrant County, Texas, recorded in Instrument File Nos. D219026510 Plat Records, Tarrant County, Texas, including without limitation, all easements, building setbacks and restrictions shown thereon.
2. Declaration of Covenants and Restrictions for Marine Creek Ranch dated as of October 20, 2003, executed by M & C Development, Ltd., Hayco Realty, Ltd., and Arcadia Land Partners 19, Ltd., and recorded in Volume 17361, Page 204, Real Property Records of Tarrant County, Texas, as amended by Amendment of Declaration of Covenants, Conditions and Restrictions filed for record as Instrument File No. D206088495 in the Real Property Records of Tarrant County, Texas, as further amended by Amendment of Declaration of Covenants, Conditions and Restrictions filed for record as Instrument File No. D215033567 in the Real Property Records of Tarrant County, Texas, and as further amended and supplemented by documents heretofore filed of record in the Real Property Records of Tarrant County, Texas.
3. Reservations of all oil, gas and other minerals, royalties, bonuses, rentals and all other rights in connection with same as set forth in the following instruments:
 - Instrument dated September 12, 1983, filed September 12, 1983, and recorded in Volume 7612, Page 1728, Real Property Records, Tarrant County, Texas;
 - Instrument dated May 30, 1985, filed June 6, 1985, and recorded in Volume 8205, Page 1104, Real Property Records, Tarrant County, Texas; and
 - Instrument dated May 1, 2002, filed May 13, 2002, and recorded in Volume 15671, Document No. 13, Real Property Records, Tarrant County, Texas.
4. Memorandum of Oil and Gas Lease by and between Hayco Realty, Ltd., as Lessor, and Antero Resources I, LP, as Lessee, filed August 22, 2003 and recorded in Volume 17099, Page 55, Real Property Records, Tarrant County, Texas.
5. Short Form Memorandum of Surface Lease dated June 26, 2003, filed August 22, 2003, in favor of Antero Resources I, L.P., as lessee, and recorded in Volume 17099, Page 57, Real Property Records, Tarrant County, Texas.
6. Assignment, Bill of Sale and Conveyance filed August 22, 2003, and recorded in Volume 17099, Page 64, Real Property Records, Tarrant County, Texas; Assignment, Bill of Sale and

Conveyance filed August 22, 2003, and recorded in Volume 17099, Page 66, Real Property Records, Tarrant County, Texas; and Assignment, Bill of Sale and Conveyance filed March 2, 2004, and recorded as Document No. D204065067, Real Property Records, Tarrant County, Texas.

7. Real estate taxes for the year 2021 and subsequent years.
8. Title to all the oil, gas and other minerals in, under and that may be produced from the Property, together with all rights, privileges and immunities relating thereto heretofore reserved and or conveyed by predecessors in title.



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DEED
Pages: 6
Fees: \$35.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

