

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.

GENERAL WARRANTY DEED

Date: _____, 2024

Grantor: ATTACK POVERTY,
 a Texas non-profit corporation

Grantor's Mailing Address:

3727 Greenbriar Dr.
Suite 100
Stafford, Texas 77477

Grantee: FORT BEND COUNTY, TEXAS,
 a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o County Judge
401 Jackson St.
Richmond, Texas 77469

Consideration: Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Tract 1: All of Restricted Reserve B in Attack Poverty-Rose 2, a subdivision situated in the Henry Scott Survey, Abstract No. 83, according to the map or plat therefore recorded under Clerk's File No. 20220166 of the Official Public Records of Fort Bend County, Texas; and

Tract 2: All of Restricted Reserve A, Attack Poverty-Rose 2, a subdivision situated in the Henry Scott Survey, Abstract No. 83, according to the map or plat thereof recorded under Clerk's File No. 20220166 of the Official Public Records of Fort Bend County, Texas (Tract 1 and Tract 2 collectively, the "Land").

TOGETHER WITH (a) the buildings, parking areas, improvements, and fixtures now situated on the Land (the "Improvements"); (b) all machinery, apparatus, and equipment owned by Grantor and currently used in the operation, repair, and maintenance of the Land and Improvements and

situated thereon (excluding personal property not permanently affixed to the Land or Improvements) (collectively, the "Personal Property"); (c) all easements, hereditaments, and appurtenances belonging to or inuring to the benefit of Grantor and pertaining to the Land, if any; (d) any street or road abutting the Land to the center lines thereof; and (e) all contracts and agreements, if any, relating to the operation or maintenance of the Land or Improvements, the terms of which extend beyond midnight of the day preceding closing (the "Contracts").

The Land, the Improvements, the Personal Property, the Contracts, and all other property described above are collectively referred to as the "Property."

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to any and all valid easements and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

Grantor, for the Consideration and subject to the Reservations from Conveyance 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 way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on the period of ownership.

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

Executed on the dates of the acknowledgments herein below taken, to be effective as of the date above.

GRANTOR

ATTACK POVERTY,
a Texas non-profit corporation

By: [Signature]

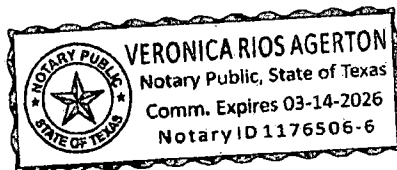
Name: Nicolas Vann

Title: Board Chairman

Acknowledgement

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 23 day of September, 2024,
by Nicolas Vann Chairman of Board of Attack Poverty, a Texas
non-profit corporation, on behalf of said non-profit corporation.

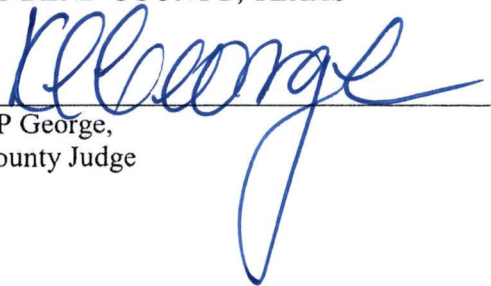


[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

ACCEPTED:

FORT BEND COUNTY, TEXAS

By:


KP George,
County Judge

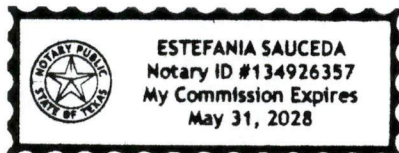
Acknowledgement


THE STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 24 day of September, 2024, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the state of Texas, on behalf of said political subdivision.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Please Return To:

Fort Bend County, Texas
Attn: County Attorney
401 Jackson St., 3rd Floor
Richmond, Texas 77469

4. TAX RENDITION AND EXEMPTIONS: Although the County Appraisal District (AD) may independently determine Buyer's new ownership and billing address through deed record research, Buyer is still obligated by law to "render" the Property for taxation by notifying the AD of the change in the Property's ownership and of Buyer's proper address for tax billing.

5. CLOSING DISCLAIMER: Purchaser understands that the above referenced transaction has not yet "closed". At this time, any change in possession of the property takes place at the PURCHASER OWN RISK. THIS TRANSACTION HAS NOT "CLOSED" UNTIL:

- a.) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF THE TITLE COMPANY;
- b.) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION, IF ANY AND BY TITLE COMPANY;
- c.) ALL FUNDS ARE COLLECTED AND DELIVERED TO AND ACCEPTED BY THE PARTIES TO WHOM THEY ARE DUE AND ALL NECESSARY DOCUMENTS ARE FILED OF RECORD IN THE APPROPRIATE PUBLIC RECORDS.

I understand that the Purchaser and Title Company in this transaction are relying upon the representation contained herein for issuing title insurance policies thereon and would not do any of the above unless said representations were made.

PURCHASER'S SIGNATURE

FORT BEND COUNTY


K.P. GEORGE, COUNTY JUDGE



WFG National Title Company
a Williston Financial Group company

TAX AGREEMENT

GF No.: 24-188710

Brief Description of Property: Tract 1: All of Restricted Reserve B in Attack Poverty-Rose 2, a subdivision of 0.8626 ac situated in the Henry Scott Survey, Abstract No. 83

Tract 2: All of Restricted Reserve A, Attack Poverty-Rose 2, a subdivision of 0.9600 ac situated in the Henry Scott Survey, Abstract No. 83

We, the undersigned, hereby acknowledge that the taxes WERE NOT prorated in the above captioned file at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to taxing authorities.

SELLER recognizes their responsibility for current year taxes. Further, SELLER agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

By the execution hereof, Buyer(s) and Seller(s) acknowledge that: (1) the tax information obtained by WFG National Title Company was procured only for the benefit of WFG National Title Company and only for the purpose of determining the insurability of the property, (ii) that no party other than WFG National Title Company is entitled to rely on such information, and (iii) that the tax information and prorations have not been provided to the Buyer(s), Seller(s). Buyer and Seller hereby release WFG National Title Company from all liability and claims for damages resulting from proration of taxes in this transaction.

We agree that WFG National Title Company shall not be held responsible for such tax prorations in any event.

Date: 03/23/24


Date: 9/24/2024

SELLER(S):

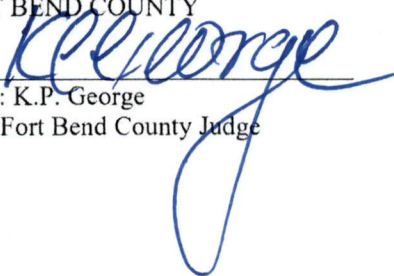
BUYER:

Attack Poverty, a Texas non-profit corporation

FORT BEND COUNTY



Nicolas Vann
Chairman of the Board

By: 
Name: K.P. George
Title: Fort Bend County Judge



1120 Nasa Parkway,
Suite 308
Houston, TX 77058
281-276-4773

PURCHASER CLOSING STATEMENT

Title Company: WFG National Title Company

GF Number: 24-188710

Purchaser(s): FORT BEND COUNTY, TEXAS

Seller(s): ATTACK POVERTY, a Texas non-profit corporation

Property: Tract 1:

All of Restricted Reserve B, Attack Poverty-Rose 2, a subdivision of 0.8626 ac situated in the Henry Scott Survey, Abstract No. 83, according to the map or plat therefore recorded under Clerk's File No. 20220166 of the Official Public Records of Fort Bend County, Texas

Tract 2:

All of Restricted Reserve A, Attack Poverty-Rose 2, a subdivision of 0.9600 ac situated in the Henry Scott Survey, Abstract No. 83, according to the map or plat thereof recorded under Clerk's File No. 20220166 of the Official Public Records of Fort Bend County, Texas.

Purchaser acknowledges understanding of the disclosures being made by Title Company and affirms the representations made to them by Title Company as indicated on this closing statement. Each such disclosure or representation may jointly benefit both WFG National Title Company and its underwriter

Any numbered item not applying to this transaction may be crossed out.

1. **WAIVER OF INSPECTION:** You may refuse to accept an exception to "Rights of Parties in Possession" in the Owner's Title Policy to be issued. "Rights of Parties in Possession" means one or more persons who are themselves actually physically occupying the Property. Title Company may require an inspection and may charge for reasonable and actual costs to inspect. Title Company may make additional exceptions, visible and apparent easements and tenants in possession, for matters the inspection reveals. The undersigned waives inspection of the Property and you accept these exceptions in your Owner's Title Policy.

2. **RECEIPT OF TITLE COMMITMENT:** You acknowledge having received and reviewed a Copy of the Title Commitment issued in connection with this transaction and you understand that your Owner's Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.

3. **ACCEPTANCE OF SURVEY:** Buyer has received a copy of the survey of the Property made in connection with this transaction and acknowledges being aware of the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.