

After Recording, Return to:
Land Department, Gehan Homes, Ltd.
Attn: Laura Dillon
3815 S. Capital of TX Hwy Suite 275
Austin, TX 78704

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.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**COMMON AREA DEED
ANNA RANCH PHASE 1A**

DATE: February 21, 2022

GRANTOR: GEHAN HOMES, LTD., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 15725 North Dallas Pkwy, Suite 300, Addison, Texas 75001

GRANTEE: Anna Ranch Homeowners Association, Inc.

GRANTEE'S MAILING ADDRESS: c/o Goodwin Management Co.; 2425 N. Central Expwy., Ste 500 Richardson, Texas 75080

PROPERTY (including any improvements):

Lot 1X, Block A, Lot 2X, Block A, Lot 1X, Block B, Lot 1X Block C, Lot 1X, Block D, Lot 1X, Block E, and Lot 1X, Block F as reflected on the Final Plat of Anna Ranch Phase 1A, an addition to the City of Anna, Collin County, Texas, according to the plat thereof recorded in under Clerk's File No. 20211020010003770 of the Official Public Records of Collin County, Texas.

This conveyance is made in connection with Grantor's development of Anna Ranch in the City of Anna, Collin County, Texas, and pursuant to the Declaration of Covenants, Conditions & Restrictions for Anna Ranch, recorded under Clerk's File No. 20220103000002260 of the Official Public Records of Collin County, Texas (the "Declaration"). By this instrument, Grantor hereby conveys the above-described Common Area in the Anna Ranch to Grantee, subject to all recorded instruments affecting the Property, including the Declaration and the rights, reservations, and easements contained in the Declaration, and all matters a true and correct survey would reveal.

For good and valuable consideration, Grantor does **GRANT, SELL, AND CONVEY** unto Grantee all the Property, **TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee, Grantee's successors, or assigns forever, subject to the matters herein stated.


This Common Area Deed is not intended to be a quitclaim deed and is intended to be a conveyance of the Property rather than merely a conveyance of Grantor's interest therein. **NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE WITHOUT WARRANTY OF TITLE OF ANY KIND, WHETHER STATUTORY, EXPRESS, OR IMPLIED.**

By acceptance of this Common Area Deed, Grantee agrees and acknowledges (1) the conveyance of the Property "AS IS" with any and all latent and patent defects; (2) that Grantor does not warrant that the Property has a particular financial value or is fit for a particular purpose; (3) that Grantee is responsible for the maintenance, repair, replacement, and insurance of the Property, although the Declaration may reserve certain use privileges to Grantor; and (4) that Grantee is not relying on any representation, statement, or other assertion by Grantor with respect to the Property.

SIGNED to be effective on the date shown above.

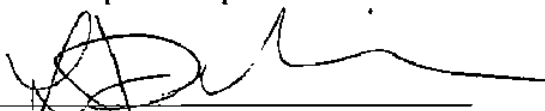
GEHAN HOMES, LTD., a Texas limited partnership

By: Gehan Homes I, Inc.,
A Texas corporation,
General Partner

By: 
Name: Chris Lynch
Title: V.P. of Land Operations

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me this 22nd day of February, 2022, by Chris Lynch, V. P. of Land Operations of Gehan Homes I, Inc., a Texas corporation, General Partner of GEHAN HOMES LTD., a Texas limited partnership, on behalf of said limited partnership.


Notary Public, State of Texas



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/02/2022 03:13:31 PM
\$30.00 CARLA
20220302000344680



