

AFTER RECORDING RETURN TO:

(Space Above For Recorder's Use Only)

SPECIAL WARRANTY DEED

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which are hereby acknowledged, BAKERY SQUARE, LLC, a Delaware limited liability company with an address of 1221 Main St., Suite 1000, Columbia, SC 29201 ("**Grantor**"), hereby GRANTS, BARGAINS, SELLS and CONVEYS unto CROWN APARTMENTS SUGARPINE, INC., a Texas corporation, with an address of 5701 Bingle Road #A1, Houston, TX 77092 ("**Grantee**"), the real property located in Harris County, Texas, which is more particularly described on Exhibit "A" attached hereto and made a part hereof, (the "**Land**") all other rights, privileges and appurtenances owned by Grantor and in any way related to the Land, together with all and singular improvements, structures and fixtures located on the Land and the rights, titles and interests, tenements, hereditaments, easement rights, privileges, riparian and other water rights, and appurtenances (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, subject to all rights of tenants under leases assigned by Grantor to Grantee on even date by separate written instrument and the permitted exceptions set forth on Exhibit "B" attached hereto and made a part hereof to the extent, but only to the extent, the same are valid, existing and affect the Property (the "**Permitted Exceptions**"), together with all and singular the rights and appurtenances thereto, unto Grantee, its successors and assigns forever. Grantor does hereby bind itself, its successors and assigns to warrant and forever defend title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the whole or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

RP-2022-275555

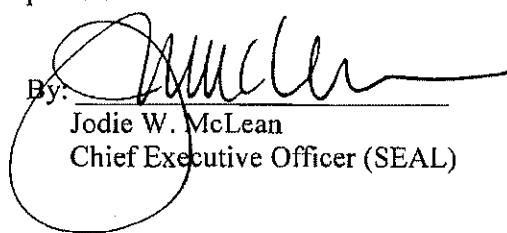
EXECUTED as an instrument under seal as of the 25 day of May, 2022.

BAKERY SQUARE, a Delaware limited liability company

By: Saturn Subsidiary, LLC, a Delaware limited liability company, its sole member

By: Edens Limited Partnership, a Delaware limited partnership, its sole member

By: Edens GP, LLC, a Delaware limited liability company, its sole general partner

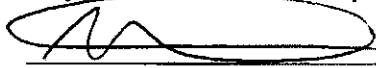
By: 
Jodie W. McLean
Chief Executive Officer (SEAL)

STATE OF District

COUNTY OF Columbia

I Sable Dominique Stewart, a Notary Public for the state and county aforesaid, do hereby certify that Jodie W. McLean personally appeared before me this day and acknowledged that she is the Chief Executive Officer of Edens GP, LLC, a Delaware limited liability company, which is the sole general partner of Edens Limited Partnership, a Delaware limited partnership, which is the sole member of Saturn Subsidiary, LLC, a Delaware limited liability company, which is the sole member of Bakery Square, LLC, a Delaware limited liability company, and that by authority duly given she executed the foregoing instrument on behalf of Edens GP, LLC, acting for and on behalf of Edens Limited Partnership, acting for and on behalf of Saturn Subsidiary, LLC, acting for and on behalf of Bakery Square, LLC as the act and deed of the foregoing Bakery Square, LLC for the purposes stated in such instrument and she is personally known to me.

Witness my hand and official stamp or seal, this 24 day of May, 2022.


(official signature and seal of notary)

My commission expires March 31, 2025



EXHIBIT A

Legal Description

Being a tract or parcel containing 3.1277 acres (136,245 square feet) of land situated in the Obedience Smith Survey, Abstract Number 696, Harris County, Texas, and being all that certain called 3.1277 acres, described in deed to Bakery Square Associates Limited Partnership (herein referred to as the "Bakery Tract"), as recorded under Harris County Clerk's File (HCCF) Number R927097, the herein described 3.1277 acre tract being more particularly described as follows (bearings are oriented to the City Reference Line (South 89°49'00" West) running east-west on Peden Avenue);

BEGINNING at a 5/8-inch Iron rod with plastic cap set marking the Intersection of the south right-of-way (ROW) line of West Gray Avenue, based on a 75-foot width as delineated on WESTVIEW, a plat of subdivision recorded in Volume 271, Page 21, Deed Records of Harris County, Texas, with the east ROW line of Woodhead Street, based on a 60-foot width, said iron rod also marking the northwest corner of said Bakery Tract and the herein described tract:

THENCE, NORTH 89°49'00" East, with said south ROW line, a distance of 628.48 feet to the most northerly common corner of said Bakery Tract and that certain tract described in deed to Jimmy F Demeris, et al (herein referred to as the "Demeris Tract"), as recorded under HCCF Number F000486, also being the most northerly northeast corner of the herein described tract, from which a 5/8-inch iron rod with plastic cap found for reference bears South 41°14' East, 0.15 feet;

THENCE, SOUTH 00°24'00" West, with the most northerly common line of said Bakery Tract and said Demeris Tract, a distance of 91.52 feet to a 5/8-inch Iron rod with plastic cap set marking the most southwesterly common corner of said Bakery Tract and said Demeris Tract, and marking an Interior corner of the herein described tract;

THENCE, NORTH 89°49'00" East, with the most southerly common line of said Bakery Tract and said Demeris Tract, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap found in the west ROW line of Dunlavy Street, based on a 60-foot width as delineated on the aforesaid plat of WESTVIEW, and marking the most easterly common corner of said Bakery Tract and said Demeris Tract, and marking the most easterly northeast corner of the herein described tract;

THENCE, SOUTH 00°24'00" West, with said west ROW line, a distance of 108.50 feet to an "X" in concrete sat marking the Intersection of said west ROW line with the north ROW line of Peden Avenue, based on a 55-foot width as delineated on said plat of WESTVIEW, said "X" in concrete also marking the southeast corner of said Bakery Tract and the herein described tract;

THENCE, SOUTH 89°49'00" West, with said north ROW line, a distance of 725.39 feet to a 5/8-inch Iron rod with plastic cap found marking the intersection of said north ROW line with the east ROW line of the aforesaid Woodhead Street, and marking the southwest corner of said Bakery Tract and the herein described tract;

THENCE, NORTH 00°29'00" West, with said east ROW line, a distance of 200.01 feet to the POINT OF BEGINNING and containing 3.1277 acres (136,245 square feet) of land.

EXHIBIT B

1. Real estate taxes, general and special assessments, if any, subsequent to 2022, a lien not yet due and payable.
2. Zoning and subdivision approvals, and all conditions and requirements thereto (if filed of record).
3. Easements, covenants, conditions and restrictions of record in the Montgomery County, Texas land records, including, without limitation, the following:
 - a. Terms, conditions and stipulations contained in Lease by and between Baker Square L.L.C as Landlord and Walgreen Co. as Tenant, said Lease disclosed in Memorandum of Lease recorded under Harris County Clerk's File No(s) R763542 and R763543.
 - b. Terms, conditions and stipulations contained in Agreement of Restrictive Covenant (Restriction on Leasehold Interest) by and between Boston Market Corporation, a Delaware corporation, formerly known as Golden Restuarant Operations, Inc., a Delaware corporation and McDonald's Corporation, a Delaware corporation, recorded under Harris County Clerk's File No. 20070633575.
 - c. Easement for storm sewer 20 feet in width granted to the City of Houston in instrument recorded in Volume 823, Page 687 of the Deed Records of Harris County, Texas.
 - d. Permission to Build Over City Easement recorded under Harris County Clerk's File No. R995526, re-recorded under Harris County Clerk 's File No. S012282.
 - e. Assessment lien rights as defined in Declaration of Easements, Covenants, Conditions and Restriction recorded under Harris County Clerk's File No. R750887.

[list all Permitted Exceptions including matters reflected in the final Title Commitment as updated through Closing]

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Pages 5
05/25/2022 04:04 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS