

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS X
X
COUNTY OF HARRIS X

KNOW ALL MEN BY THESE PRESENTS:

That 4530 Griggs, LLC (the "GRANTOR"), a Texas limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid to GRANTOR in hand by Hartford Investment, Inc. (the "GRANTEE"), a Texas corporation, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto the said GRANTEE all that certain real property described as follows, to wit:

A tract located in Harris County, Texas, said tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Premises");

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto said GRANTEE and GRANTEE'S heirs, successors, and assigns forever, and the GRANTOR does hereby bind GRANTOR, and GRANTOR'S heirs, successors, and assigns to WARRANT and FOREVER DEFEND all and singular the Premises unto the said GRANTEE, and GRANTEE'S heirs, 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.

For the same consideration, GRANTOR has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto GRANTEE, without warranty, express or implied, all interests of GRANTOR, if any, in (i) strips and gores, if any between the Property and any abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether located inside or outside the Property; and (ii) any land lying in or under the bed of any creek, stream, or waterway or any highway, avenue, street, road, alley, easement, right-of-way or sidewalk, open or proposed, in, or across, abutting or adjacent to the Property.

This conveyance is made and accepted subject to any and all restrictions, conditions, covenants, easements, and reservations, if any, affecting the use of the Premises conveyed herein, now of record in the County Clerk's Office in said County, and to all

PLATINUM TITLE
GF # 18-61749-1

zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, affecting the use of the Premises conveyed herein.

GRANTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY NATURE, KIND, OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, EXCEPT FOR THE WARRANTY OF TITLE MADE BY GRANTOR ABOVE, INCLUDING WITHOUT LIMITATION, ANY WARRANTY RELATING TO THE PHYSICAL AND ENVIRONMENTAL CONDITION OF THE PREMISES OR ANY IMPROVEMENTS THEREON, AND ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, AND GRANTEE ACCEPTS SUCH PROPERTY AND IMPROVEMENTS "AS IS," "WHERE IS," AND "WITH ALL FAULTS."

Taxes for the current year have been prorated as of the date hereof, and GRANTEE assumes and agrees to pay same.


WITNESS MY HAND, this 5th day of June, 2018.

4530 Griggs, LLC

By: 
Eshagh Malekan, Manager

THE STATE OF X
 X
COUNTY OF X

This instrument was acknowledged before me on the 5th day of June, 2018 by Eshagh Malekan, Manager of 4530 Griggs, LLC, a Texas limited liability company, on behalf of said company.


Notary Public, State of NEW YORK
Notary's name printed:
SAMANTHA ALBERT
My commission expires: 04/17/2021

Mailing Address for the GRANTEE:

Hartford Investment, Inc.
401 Studewood, Suite 202
Houston, Texas 77007

SAMANTHA ALBERT
Notary Public, State of New York
No. 01AL6357386
Qualified in Queens County
Commission Expired: 04/17/2021

Exhibit "A"
Legal Description

BEING 0.8597 ACRE (37,447 SQUARE FEET) OUT OF, BLOCK 1, SOUTHERN VILLAGE, RECORDED IN VOLUME 17, PAGE 9, MAP RECORDS HARRIS COUNTY, TEXAS (M.R.H.C.T.) AND BEING THAT SAME TRACT CONVEYED TO 4530 GRIGGS, LLC, RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 20090105123, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. 20090105123, O.R.H.C.T.)

COMMENCING at a point for the intersection of the southwest right-of-way (ROW) line of Griggs Road (80' ROW) and the northwest ROW line of Calhoun Road (60' ROW);

THENCE N 69°43'30" W, 306.60', along the southwest ROW line of said Griggs Road, to a set cut "X" for the common Northeast corner of herein described Tract, the northwest corner of a tract conveyed to Don and Nancy Mafrige Children's Trust, recorded in C.C.F. No. S-794892, O.R.H.C.T. and the POINT OF BEGINNING;

THENCE S 19°40'00" W, 136.37', departing the southwest ROW line of said Griggs Road and along the common Southeast line of herein described Tract, the northwest line of said tract conveyed to Don and Nancy Mafrige Children's Trust and the northwest line of a tract conveyed to Don and Nancy Mafrige Children's Trust, recorded in C.C.F. No. R-859454, O.R.H.C.T., to a set cut "X" in the centerline of a 32' wide Drainage Easement for the common Southeast corner of herein described Tract and the southwest corner of said tract conveyed to Don and Nancy Mafrige Children's Trust (C.C.F. No. R-859454);

THENCE along the Southwest line of herein described Tract and the centerline of said 32' wide Drainage Easement the following Courses and Distances:
N 75°49'12" W, 150.68', to a point for an Interior corner,
N 76°05'00" W, 100.50', to a point (no access) for the common Southwest corner of herein described Tract and the southeast corner of a tract conveyed to Moses Briscoe, Sr., recorded in C.C.F. No.) 20120260115, O.R.H.C.T.;

THENCE N 19°40'00" E, 163.50', along the common Northwest line of herein described Tract and the southeast line of said tract conveyed to Moses Briscoe, Sr., to a set cut "X" in the southwest ROW line of said Griggs Road for the common Northwest corner of herein described Tract and the northeast corner of said tract conveyed to Moses Briscoe, Sr.;

THENCE S 69°43'30" E, 250.00', along the common Northeast line of herein described Tract and the southwest ROW line of said Griggs Road to the POINT OF BEGINNING containing 0.8597 acre (37,447 square feet) of land.

STATUTORY NOTICE TO PURCHASER(S) OF REAL PROPERTY
Under Section 49.452(d) Water Code

The real property, described below, that you are about to purchase is located in the GREATER SE MANAGEMENT DISTRICT. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.115 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of January 1, 2018 is \$0.115 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, as of January 1, 2018 be issued is \$0.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$0.00.


The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of January 1, 2018 the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

See Exhibit A Attached

Date: June 5TH, 2018

4530 Griggs, LLC
a Texas limited liability company

By: 
Name: Eshagh Malekan
Title: Manager

STATE OF NEW YORK
COUNTY OF QUEENS

This instrument was acknowledged before me on June 5th, 2018 by Eshagh Malekan,
Manager of 4530 Griggs, LLC, a Texas limited liability company.

SAMANTHA ALBERT
Notary Public, State of New York
No. 01AL6357386
Qualified in Queens County
Commission Expired: 04/17/2021

Samantha Albert
New York Notary Public

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

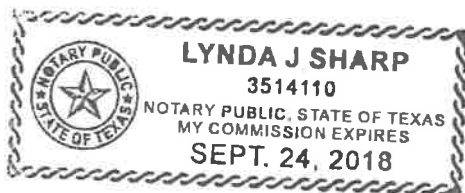
Date: June 6, 2018

Hartford Investment, Inc.
a Texas corporation

By: Hossein H. Nikooi
Name: Hossein H. Nikooi
Title: President

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on June 5, 2018 by Hossein H. Nikooi, President of Hartford Investment, Inc..



Lynda J Sharp
Texas Notary Public

Exhibit A

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NOTICE TO PURCHASER(S)

THE STATE OF TEXAS
COUNTY OF Harris

The real property described below, which you are purchasing, is subject to deed restrictions recorded at:

Restrictive instrument recorded in Volume 1194, page 397 of the Deed Records of Harris County, Texas;

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF HOUSTON IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Houston may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows: (insert legal description or attach and refer to by designated Exhibit; state property street address).

Property:	See Exhibit A Attached
Property Address:	4530 Griggs Road 4540 Griggs Road, , TX

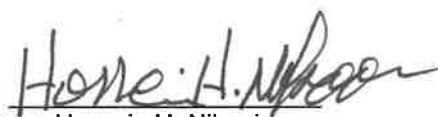
4530 Griggs, LLC
a Texas limited liability company

By: 
Name: Eshagh Malekan
Title: Manager

6/05/18
Date

The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

Hartford Investment, Inc.
a Texas corporation

By: 
Name: Hossein H. Nikooi
Title: President

6/6/18
Date

STATE OF NEW YORK
COUNTY OF QUEENS

This instrument was acknowledged before me on June 5th, 2018 by Eshagh Malekan,
Manager of 4530 Griggs, LLC, a Texas limited liability company.

SAMANTHA ALBERT
Notary Public, State of New York
No. 01AL6357386
Qualified in Queens County
Commission Expires: 04/17/2021

Samantha Albert
New York Notary Public

STATE OF TEXAS
COUNTY OF Harris

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Lynda J Sharp
Texas Notary Public

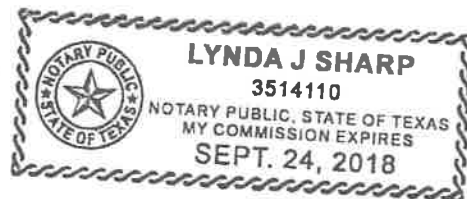


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Tax Proration Agreement

Property Address: 4530 Griggs Road
4540 Griggs Road, , TX

EXISTING PROPERTY AND NEW CONSTRUCTION:

At the time of closing the real estate taxes (county, city, or state) for the above captioned property were prorated and based on figures given by the taxing authorities for the current tax year. The estimated figures were used to set up the Buyer(s) escrow account. The figures given by the taxing authorities are based on improved property for an existing property transaction. If new construction, the tax proration is calculated on figures given by the taxing authorities and based on unimproved or partially improved property. The Buyer(s) escrow is then calculated using the figure from the real estate appraisal or sales price.

Further, by Texas Statute, the property may be reassessed or reappraised by the Assessor's Office and/or the tax rate increased by the local governmental entities so that the taxes could be significantly higher than the current year's taxes. If the taxes are more than the amount prorated, the undersigned Seller(s) agrees to pay his/her pro rata share of the increase from January 1, 2018, to date of proration. If the taxes are less than the amount prorated, the undersigned Buyer(s) agrees to reimburse the Seller his/her pro rata share from January 1, 2018, to date of proration.

The parties hereto acknowledge that the proration of taxes made for the purpose of closing this transaction is based upon the amount of taxes assessed against the subject property for the previous year, and may not be accurate for the taxes yet to be assessed for the current year. The parties hereto agree to adjust the proration of taxes among themselves at such time as the actual tax rate is established, and acknowledge that **PLATINUM TITLE PARTNERS, LLC** is not responsible for any such adjustment and will not hold it harmless thereto.

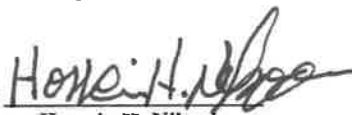
SELLERS:

4530 Griggs, LLC
a Texas limited liability company

By: 
Name: Eshagh Malekan
Title: Manager

BUYERS:

Hartford Investment, Inc.
a Texas corporation

By: 
Name: Hossein H. Nikooi
Title: President

WAIVER OF INSPECTION

June 5, 2018

**PLATINUM TITLE PARTNERS, LLC
5325 KATY FREEWAY, SUITE 2
HOUSTON, TX 77007**

RE: Owner's Title Policy of Insurance
Your GF# **18-61749-1**

Gentlemen:

We agree that the Owner's Title Policy you are to issue covering

Exhibit A attached

will be on the usual Texas form which contains the following printed exceptions:


1. Restrictive covenants affecting the land described or referred to above.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Standby fees and taxes for the year **2018**, and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership, and that the policy to be issued on this particular transaction will contain the following special exceptions:
4. Lien or liens created or assumed in conjunction with this transaction, if any.
5. Rights of parties in possession.

Since **PLATINUM TITLE PARTNERS, LLC** examines only the record title and does not actually see the property, we hereby waive inspection by **PLATINUM TITLE PARTNERS, LLC** of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

We acknowledge we are not relying upon any representation, statement or other assertion about the property condition or parties in possession, but are relying upon our inspection of the property. We take the property under the express understanding that the title insurance agent and title insurance company have made no express or implied warranties. We understand the title insurance agent and title insurance company have determined the insurability of title solely for their own benefit.

Very truly yours,

**Hartford Investment, Inc.
a Texas corporation**

By: 

Name: Hossein H. Nikooi
Title: President