



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

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

That **SUNBIRD DEVELOPMENT, L.P.**, a Texas Limited Partnership, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable cash consideration to the undersigned in hand paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto **SUNSET COVE GALVESTON HOMEOWNERS ASSOCIATION INC**, all that certain real property lying and being situated in Galveston County, Texas, more particularly described as follows, to-wit:

Being the all of the Roads within SUNSET COVE, a subdivision in Galveston County, Texas, as recorded in Volume 2004A, Page 193 of the Map Records of Galveston County, Texas, and containing 618,887 square feet, or 14.21 acres of land.

This conveyance is made and accepted subject to the following:

1. Any and all restrictions, covenants and conditions, and easements, if any, relating to the hereinabove described property, prior mineral reservations, oil, gas and other mineral leases, if any, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and

conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and, any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its heirs, executors, administrators, successors, or assigns forever, and Grantor does hereby bind itself, its heirs, executors, administrators, and successors to **WARRANT** and **FOREVER DEFEND** all and singular, the said premises unto the said Grantee, its heirs, executors, administrators, 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.

EXECUTED this 11th day of June, 2013.

SUNBIRD DEVELOPMENT, L.P.
NATURE'S CONCEPTS, INC.
General Partner

By: 
ROSS NOVELLI, JR., President

GRANTEE'S MAILING ADDRESS:

Sunset Cove Galveston Homeowners Association, Inc.

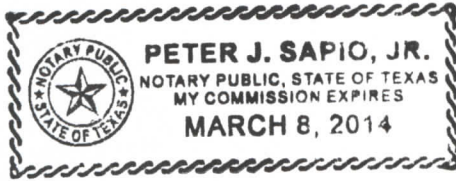
1703 Broadway C/o Rapp Management, Inc.
Galveston, Texas 77550

STATE OF TEXAS

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COUNTY OF GALVESTON

This instrument was acknowledged before me on the 11 day of June, 2013, by **ROSS NOVELLI, JR.**, President of **NATURE'S CONCEPTS, INC.**, General Partner of **SUNBIRD DEVELOPMENT, L.P.**, a Texas Limited Partnership, on behalf of said partnership.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

RETURN TO:

PREPARED IN THE LAW OFFICE OF:

REDMOND & SAPIO
ATTORNEYS AT LAW
6025 Heards Lane, Suite 1-W
Galveston, Texas 77551
409/740-9145

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

[Handwritten Signature]
2013038236

June 18, 2013 04:39:58 PM

FEE: \$24.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS