

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

STATE OF TEXAS)
)
COUNTY OF EL PASO) KNOW ALL MEN BY THESE PRESENTS:

That **RVE UNIT 18, LTD.**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of \$10.00 cash and other valuable consideration to Grantor in hand paid, the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY**, unto **BOULDER CANYON HOME OWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation ("Grantee"), whose address is Level 9 Red Canyon Suite, El Paso, TX 79912, the following described property situated in El Paso County, Texas:

Lots 1, 11, 12, 27 and 44, Block 1 and all areas labeled "Common Open Space" on the plat of record under Clerk's File No. 20150003028, BOULDER CANYON REPLAT "B" SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Clerk's File No. 20150003028, Plat Records of El Paso County, Texas.

Subject, however to:

- (i) Standby fees, taxes and assessments by any taxing authority for the year 2017 and thereafter, together with subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership;
- (ii) Easements, prescriptive rights, restrictions, reservations, covenants, and rights-of-way of record and/or apparent on the property;
- (iii) Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, protrusions or any overlapping of improvements;

(iv) Zoning ordinances of the City and County of El Paso;

(vi) Any and all claims of right, title and interest to the land, including but not limited to any right of possession or claim for damages relating to the land which has been asserted or may be asserted, of record or not, by or on behalf of any Indian or Indian Tribe, including but not limited to the Tigua Indian Tribe of El Paso, Texas, also known as Pueblo De La Ysleta del Sur, also known as the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, including but not limited to claims appearing in Affidavit of Julian Granillo, filed for record April 16, 1993, recorded in Volume 2553, Page 1958, Real Property Records of El Paso County, Texas;

(vii) Restrictive Covenants recorded in Volume 1031, Page 595; refiled in Volume 1060, Page 785; Volume 1236, Page 2241, Volume 1543, Page 1823; amended in Volume 1826, Page 661; Volume 3248, Page 454; Volume 3313, Page 782; under Clerk's File No. 20040119332; Clerk's File No. 20080049637; under Clerk's File No. 20140048055; under Clerk's File No. 20150075466 and Clerk's File No. 2015 0076771;

(viii) Utility easements, including easements for the overhang of service wires, conduits and pipes for underground utilities, as dedicated on the plat, recorded in Clerk's File No. 20150003028, Plat Records of El Paso County, Texas;

(ix) All terms, conditions and provisions expressly noted and set out on plat of this subdivision, as filed in Clerk's File No. 20140048028 Real Property Records, El Paso County, Texas.

(ix) Water rights to the CITY OF EL PASO for the use and benefit of its PUBLIC SERVICE BOARD (EL PASO WATER UTILITIES), of record in Volume 808, Page 532, corrected in Volume 816, Page 1064, Real Property Records, El Paso County, Texas;

(x) Mineral reservations and/or mineral interests as set out in Volume 1283, Page 304, Real Property Records, El Paso County, Texas;

(xi) Easement to El Paso Electric Company in Volume 1686, Page 149, Real Property Records, El Paso County, Texas;

(xii) Terms, conditions, provisions, assessment liens, easements, charges and liens, as set forth in Easement with Covenants and Restriction Affected Land, dated March 1, 2005, recorded in Volume 1543, Page 1823 and Volume 1826, Page 661; recorded in Clerk's File No. 20080049637; recorded in Clerk's File No. 20140048055, recorded in Clerk's File No. 20140058890, recorded in Clerk's File No. 20130085969,

recorded in Clerk's File No. 20150003085, recorded in Clerk's File No. 20150005040 and recorded in Clerk's File No. 20150076771, Real Property Records of El Paso County, Texas;

(xiii) Terms, conditions and provisions of Declaration and Restrictions and Covenants, dated September 5, 1997, recorded in Volume 3248, Page 454, Real Property Records of El Paso County, Texas;


(xiv) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records;

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 successors and assigns forever; and the said Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof (except as to items to which this Special Warranty Deed is above made subject) by, through or under Grantor, but not otherwise.

EXECUTED this 24 day of July, 2017.

**RVE UNIT 18, LTD,
a Texas limited partnership**

**By: RVE Unit 18 GP, LLC,
A Texas limited liability company
General Partner**

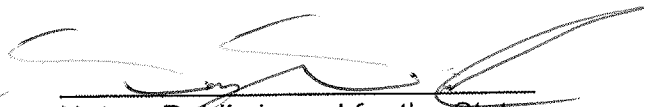
By: 
Name: Randal S. O'Leary *Randal S. O'Leary*
Title: Sole Member *SENIOR VICE PRESIDENT*

STATE OF TEXAS)
)
COUNTY OF EL PASO)

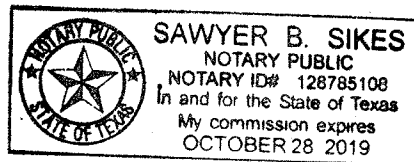
35 This instrument was acknowledged before on this 24 day of July, 2017 by ~~Randal S. O'Leary, Sole Member~~ of RVE Unit 18, GP, LLC, a Texas limited liability company, General Partner of RVE UNIT 18, LTD., a Texas limited partnership, on behalf of said limited partnership.

Notary's Official Seal:

**Patrick Woods, Sr. Vice President*



Notary Public in and for the State
of TEXAS



Doc # 20170054272
#Pages 4 #NFPages 1
7/26/2017 9:22 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$38.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones