

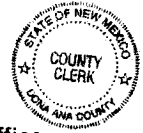
Notice of Confidentiality Rights: If you are a natural person, you may remove and/or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or driver's license number.



RECORDING REQUESTED BY:
Tuscan Ridge Villa Homeowners Assn.
6201 Escondido Drive
El Paso, Texas 79912

COUNTY OF DONA ANA) SPECIAL WARRANTY DEED
STATE OF NEW MEXICO) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for
Record On JUL 19, 2017 09:41:42 AM
And Was Duly Recorded as Instrument # 1716863
Of The Records Of Dona Ana County



Witness My Hand And Seal Of Office,
Scott Kraehling, County Clerk, Dona Ana, NM

AFTER RECORDING, RETURN TO:
Tuscan Ridge Villa Homeowners Assn.
6201 Escondido Drive
El Paso, Texas 79912

Deputy Gerardo Barrera

SPACE ABOVE THIS LINE IS FOR RECORDING USE

SPECIAL WARRANTY DEED

STATE OF NEW MEXICO)
) ss.
COUNTY OF DOÑA ANA)

PS PROPERTIES, LLC, an Oklahoma limited liability company, 4755 S. Yorktown Place, Tulsa, Oklahoma 74105 ("*Grantor*") for no consideration Grantor has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto **TUSCAN RIDGE VILLAS HOMEOWNERS ASSOCIATION** ("*Grantee*"), all of the following real property, being described as:

Five parcels of land in Tuscan Ridge Villas, Dona Ana County, New Mexico, as the same is shown and designated on the plat of said Tuscan Ridge Villas, filed in the Office of the County Clerk of Dona Ana County, New Mexico on February 13, 2015 in Plat Book 23, Folio 721-722 generally described as:

1. Block 3 the parcel described and labeled on said plat as "Common Open Space/Park" consisting of +/- 14,184 sq. ft.;
2. Block 2 the parcel described and labeled on said plat as "Common Open Space" consisting of +/- 286 sq. ft.;
3. Block 1 the parcel described and labeled on said plat as "Common Open Space" consisting of +/- 584 sq. ft.;
4. Block 2 the parcel described and labeled on said plat as "Common Open Space/Pond" consisting of +/-22,617 sq. ft.; and
5. Block 2 the parcel described and labeled on said plat as "Common Open Space Park/Pond" consisting of +/- 14,929 sq. ft..

Subject to: easements, restrictions, and reservations of record, and taxes for the 2017 tax year, and subsequent years.

TO HAVE AND TO HOLD the above-described property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's successors and assigns to



[The following text is extremely faint and largely illegible due to the quality of the scan. It appears to be a series of lines of text, possibly a letter or a document, but the specific words and sentences cannot be discerned.]

warrant and forever defend, all and singular, the property unto Grantee, Grantee's 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.

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES. THEREFORE, PREPARER EXPRESSES NO OPINION AS TO TITLE, TAXES, FEASIBILITY, OWNERSHIP, ENCUMBRANCES AFFIXED TO THE SUBJECT PROPERTIES, OR ANY OTHER ASPECT RELATED TO THE SUBJECT PROPERTIES AT THE TIME OF THIS CONVEYANCE.

This Special Warranty Deed is executed to be effective July 10, 2017.

Grantor: **PS PROPERTIES, LLC,**
an Oklahoma limited liability company

By: *Maureen Ponce Singleton*
Maureen Ponce Singleton, Manager

STATE OF NEW MEXICO)
) ss.
COUNTY OF LINCOLN)

This Special Warranty Deed was acknowledged before me on July 10, 2017, by Maureen Ponce Singleton, Manager, PS Properties, LLC, an Oklahoma limited liability company, for and on behalf of the company.

Ruby Diaz
Notary Public
[Seal]

SPACE BELOW THIS LINE IS FOR RECORDER'S USE

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warrant and forever defend, all and singular, the property unto Grantee, Grantee's 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.

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This Special Warranty Deed is executed to be effective July 10, 2017.

Grantor: **PS PROPERTIES, LLC,**
an Oklahoma limited liability company

By: *Maureen Ponce Singleton*
Maureen Ponce Singleton, Manager

STATE OF NEW MEXICO)
) ss.
COUNTY OF LINCOLN)

This Special Warranty Deed was acknowledged before me on July 10, 2017, by Maureen Ponce Singleton, Manager, PS Properties, LLC, an Oklahoma limited liability company, for and on behalf of the company.

Renee Craig
Notary Public
[Seal]

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