

Exhibit B

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.

WARRANTY DEED

THE STATE OF TEXAS § KNOW ALL PERSONS BY THESE PRESENTS:
 §
COUNTY OF DALLAS §

That Second 55 Venture, LLC, a Texas limited liability company (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FOUR MILLION ONE HUNDRED FORTY-EIGHT THOUSAND ONE HUNDRED TWENTY AND NO/100 DOLLARS (\$48,120.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

SIGNATURES TO APPEAR ON THE FOLLOWING PAGE.

Exhibit B

EXECUTED this _____ day of _____, 2024.

One Morrell, LLC, a Texas limited liability company

By: _____
Garrett Sarosi, General Counsel

* * * * *

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____

by Garrett Sarosi, General Counsel of Second 55 Venture, LLC., a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

* * * * *

APPROVED AS TO FORM:

TAMMY L. PALOMINO, CITY ATTORNEY

BY: 

Assistant City Attorney

After recording return to:

City of Dallas,

Dallas Water Utilities, Real Estate Division

1500 Marilla Street, Room 4AN

Dallas, Texas 75201

Attn: Chris Roman

Warranty Deed Log No. DWU CL-108-111