

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 §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF COLLIN §

That Sunstone Group, Inc., a Texas corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Collin, State of Texas, for and in consideration of the sum of SIX MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$6,600,000.00) 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, by, through or under Grantor, but not otherwise.

EXECUTED this _____ day of _____, 2020.

Sunstone Group, Inc.,
a Texas corporation

By: _____
Rakesh Patel, President

* * * * *

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
By Rakesh Patel, President of Sunstone Group, Inc., a Texas corporation, on behalf of
said corporation.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor, Real Estate Manager

Special Warranty Deed Log No. 49890 / Lot 2A, Block 22/8736

EXHIBIT A

FIELD NOTES DESCRIBING LAND TO BE ACQUIRED IN BLOCK 22/8736 FROM THE SUNSTONE GROUP, INCORPORATED

BEING situated in the William Traughber Survey, Abstract No. 905, City of Dallas Block 22/8736, Collin County, Texas and being all of Lot 2A, Block 22/8736, of the Microtel-190 Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Cabinet M, Page 499 of the Map Records of Collin County, Texas, and being all of the property conveyed to the Sunstone Group, Incorporated as recorded in Instrument No. 20161118001568730 of the Deed Records of Collin County, Texas and containing 72,032 Square Feet, or 1.6536 Acres of land according the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Survey Program Manager
City of Dallas



Date: