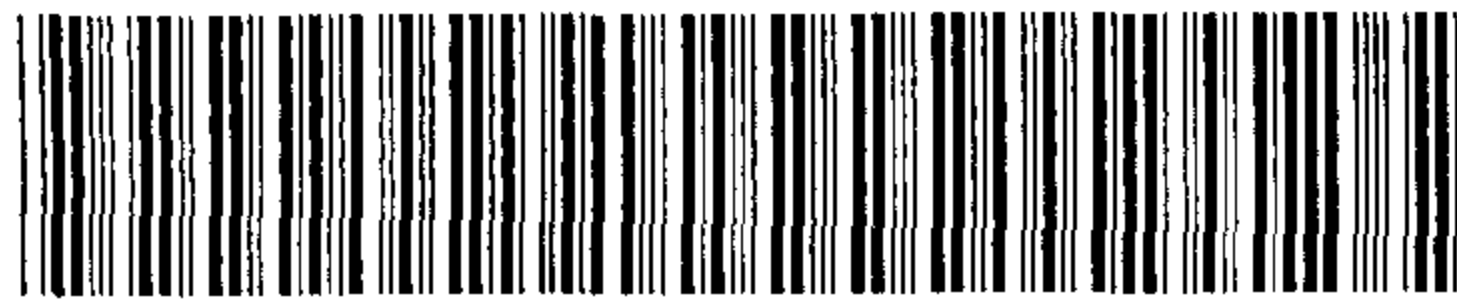


Cameron County
Sylvia Garza-Perez
County Clerk
Brownsville, TX 78520



70 2016 00024143

Instrument Number: 2016-00024143

As

Recorded On: July 08, 2016

Real Property

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Real Property	44.00
Total Recording:	44.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2016-00024143
Receipt Number: 780666
Recorded Date/Time: July 08, 2016 01:13:10P
Book-Vol/Pg: BK-OR VL-21894 PG-163
User / Station: M Pena - Cash Station #6

Record and Return To:

STRASBURGER & PRICE L.L.P. AUSTIN
720 BRAZOS STREET SUITE 700
AUSTIN TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

Sylvia Garza-Perez
Cameron County Clerk

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 CAMERON

§

§

Date:

July, 1, 2016

Seller/Grantor:

S&P South Padre Island, LLC, a Series of Assets of S&P Foreign Assets, LLC, a Texas series limited liability company

Seller/Grantor's Mailing Address:

200 East Tesoro Avenue
Rancho Viejo, Cameron County, Texas 78575

Purchaser/Grantee:

S&P Foreign Assets South Padre Island LLC, a Texas limited liability company

Purchaser/Grantee's Mailing Address:

200 East Tesoro Avenue
Rancho Viejo, Cameron County, Texas 78575

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged.

Property (including improvements and appurtenant easements, if any): As described in Exhibit A

Reservations from Conveyance and Exceptions to Conveyance and Warranty: As described in Exhibit B

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells and conveys the Property to Grantee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee and Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

EXHIBIT "A"

Legal Description of Property

CONDOMINIUM UNIT 202, SOUTH TOWER, LOS CORALES CONDOMINIUMS, South Padre Island, Cameron County, Texas, according to Condominium Declaration of Los Corales Condominium dated, **January 13, 2010**, recorded in **Volume 16601, Page 1**, Official Records of Cameron County, Texas, together with **Assigned Parking Space #48-S, Assigned Ground Floor Storage Space #31, and Same Floor Storage Space #2**, together with an undivided interest in the general common elements, according to and more particularly described in said condominium declaration.

AND together with: (i) all buildings, improvements, and fixtures; and (ii) all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any personal or appurtenant easements, adjacent streets, alleys, strips, gores, and rights-of-way, all of which it is agreed are or will be part of and affixed to the real property described in this Exhibit "A".

EXHIBIT "B"

Reservations

This conveyance is made and accepted subject to any and all terms, stipulations, restrictions, and conditions as set out in the Declaration of Condominium LOS CORALES CONDOMINIUMS, dated January 13, 2010, recorded in Volume 16601, Page 00001; the By Laws of Condominium executed LOS CORALES, INC., a Texas Corporation; and the Provisions of Chapter 81 and Chapter 82 of the Texas Property Code, the UNIFORM CONDOMINIUM ACT, any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in Cameron County, Texas; together with any and all visible and apparent easements, to include but not limited to easements for roadways on or across the land.

Doc Bk Vol Pg
00024143 OR 21894 166

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 08, 2016 at 01:13P

Document Number: 00024143

By
Nassie Pena
Silvia Garza-Perez, County Clerk
Cameron County