



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 30, 2021 09:07 AM Fee: \$38.00

2021218341

\*Electronically Recorded\*

**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.**

**DEED WITHOUT WARRANTY**

**Date:** October \_\_, 2021

**Grantor:** KB HOME Lone Star Inc., a Texas corporation

**Grantor's Mailing Address:** 10800 Pecan Park Boulevard, Suite 200  
(including county) Austin, Travis County, Texas 78750

**Grantee:** MCKINNEY CROSSING MASTER COMMUNITY, INC., a Texas non-profit corporation

**Grantee's Mailing Address:** 205 Paloma Drive  
(including county) Temple, Bell County, Texas, 76502

**Consideration:** Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** That certain real property in Travis County, Texas, more particularly described on Exhibit "A" attached hereto.

**Reservations from and Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to any and all validly existing encumbrances, conditions, restrictions, and other matters of record relating to the hereinabove described Property as now reflected by the records of the County Clerk of Travis County, Texas, and any other matters that would be revealed by a physical inspection of the Property.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

**THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", WITHOUT ANY PROMISE, WARRANTY OR REPRESENTATION EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY AS TO TITLE, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE,**



**ACCEPTED AND APPROVED:**

**GRANTEE**

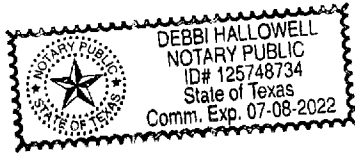
**MCKINNEY CROSSING MASTER COMMUNITY, INC.**, a Texas non-profit corporation

Signature: Shawn A Kirkpatrick  
Printed Name: Shawn A Kirkpatrick  
Title: President

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me this 28th day of September, 2021, by Shawn A Kirkpatrick President of McKinney Crossing Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public, State of Texas

After recording, return to:

KB HOME LONE STAR, INC.  
Attn: Land Department  
10800 Pecan Park Boulevard, Suite 200  
Austin, Texas 78750

**EXHIBIT A**

Lot 1, Block B, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 36, Block B, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 23, Block E, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 20, Block F, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 9, Block G, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 1, Block Q, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 51, Block Q, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 52, Block Q, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.

Lot 16, Block R, Colton Bluff, Phase 1, according to the map or plat thereof recorded as Document No. 202000034 in the Official Public Records of Travis County, Texas.