

After Recording Return To:

ServiceMac, LLC
9726 Old Bailes Road, Suite 200
Fort Mill, South Carolina 29707-7882

RECORDER'S USE ONLY

TS Number: 105733-TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE 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 YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Harris §

That WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2 having its principal place of business at 9726 Old Bailes Road, Suite 200 Fort Mill, South Carolina 29707-7882 hereinafter called the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by **Omaha Property Manager, A Delaware Limited Liability Company**, whose address is c/o Wilmington Trust, National Association, not in its individual capacity but solely as trustee of MFRA Trust 2015-2 9726 Old Bailes Road, Suite 200 Fort Mill, South Carolina 29707-7882, hereinafter called Grantee, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the said Grantee and successors in such office, and assigns all that certain parcel of land in the County of Harris, Texas, described as follows, to wit:

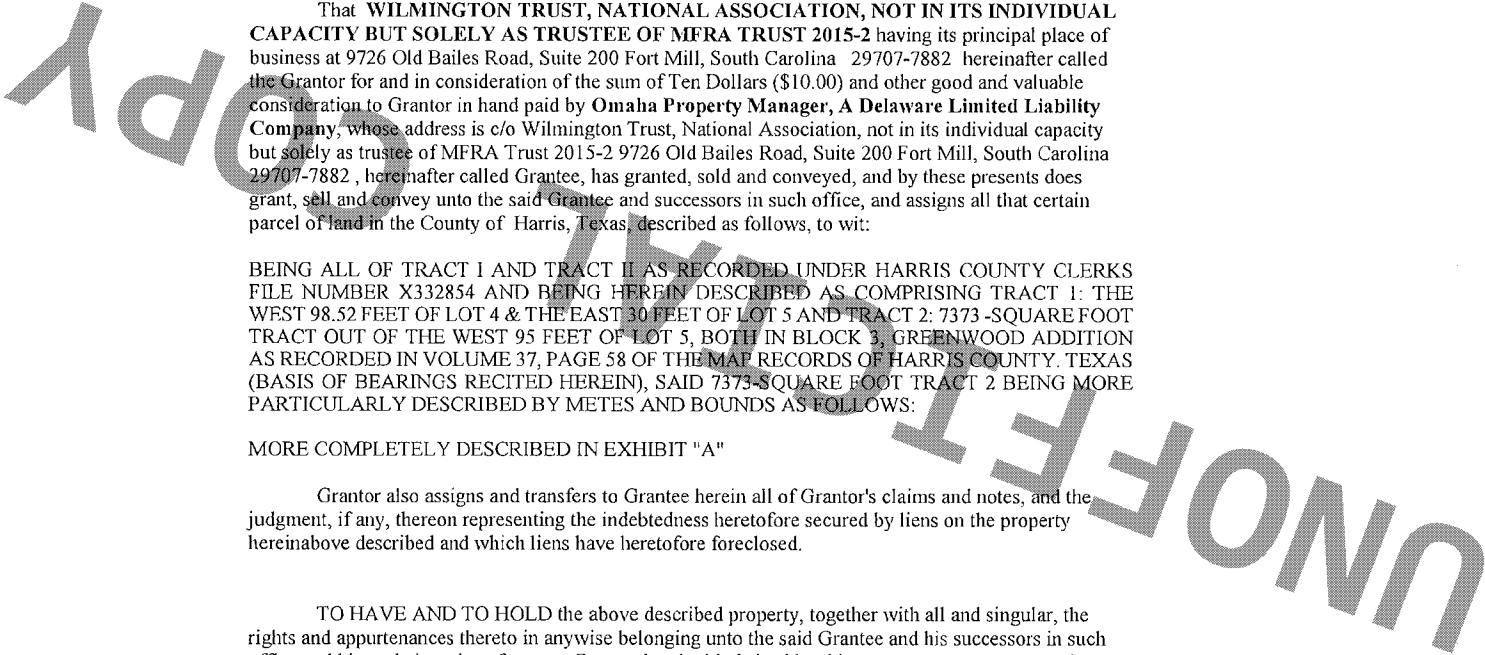
BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X332854 AND BEING HEREIN DESCRIBED AS COMPRISING TRACT 1: THE WEST 98.52 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373-SQUARE FOOT TRACT OUT OF THE WEST 95 FEET OF LOT 5, BOTH IN BLOCK 3, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (BASIS OF BEARINGS RECITED HEREIN), SAID 7373-SQUARE FOOT TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

MORE COMPLETELY DESCRIBED IN EXHIBIT "A"

Grantor also assigns and transfers to Grantee herein all of Grantor's claims and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens have heretofore foreclosed.

TO HAVE AND TO HOLD the above described property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee and his successors in such office and his or their assigns forever. Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee and his successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof by, through or under him, but not otherwise.

RP-2022-604834



SPECIAL WARRANTY DEED

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EXECUTED this 22nd day of December, 2022.

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2 by Citadel Servicing Corporation, its appointed Attorney in Fact by ServiceMac, LLC, its appointed Attorney in Fact

By [Signature]

Name Dawn Kernicky

Title SVP, Late Stage Dcfault

STATE OF South Carolina

COUNTY OF Lancaster

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kernicky of ServiceMac, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2.

GIVEN under my hand and seal of office, this 22nd day of December, 2022.

Signature [Signature] (This Area for Official notary Seal)
Notary Public in and for Lancaster County, South Carolina
My Commission expires: 09/21/2032
Print or type name Elhame Uka



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EXHIBIT "A"

BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X332864 AND BEING HEREIN DESCRIBED AS COMPRISING TRACT 1: THE WEST 98.62 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373-SQUARE FOOT TRACT OUT OF THE WEST 95 FEET OF LOT 5, BOTH IN BLOCK 3, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (BASIS OF BEARINGS RECITED HEREIN), SAID 7373-SQUARE FOOT TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND ON THE NORTH LINE OF IVANHOE STREET (CALLED 60' WIDE) AND THE SOUTH LINE OF SAID LOT 5, SITUATED SOUTH 89° 28' 40" WEST ALONG SAID SOUTH LINE A DISTANCE OF 30 FEET FROM THE COMMON SOUTH CORNER OF SAID LOTS 5 AND 4, BEING THE COMMON SOUTH CORNER OF SAID CALLED TRACT I AND SAID CALLED TRACT II AND THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE SOUTH 89° 28' 40" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID IVANHOE STREET AND THE SOUTH LINE OF SAID CALLED TRACT II, A DISTANCE OF 28.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON SAID COMMON LINE AT THE COMMON SOUTH CORNER OF SAID CALLED TRACT II AND THAT CALLED 1022-SQUARE FOOT PUBLIC STREET EASEMENT AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER W271664, BEING A CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE NORTH 00° 30' 20" WEST, CROSSING SAID LOT 5, ALONG A COMMON LINE OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, A DISTANCE OF 21.04 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT A COMMON CORNER OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, BEING A CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE SOUTH 89° 28' 40" WEST, CROSSING SAID LOT 5, ALONG A COMMON LINE OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, A DISTANCE OF 46.38 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON THE EASTERLY LINE OF LOOP 810 AT THE COMMON WEST CORNER OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE NORTH 05° 48' 11" EAST, CROSSING SAID LOT 5, ALONG THE COMMON LINE OF SAID CALLED TRACT II AND SAID LOOP 810, A DISTANCE OF 103.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON THE EASTERLY LINE OF SAID LOOP 810 AND THE NORTH LINE OF SAID LOT 5 AT THE COMMON WEST CORNER OF SAID CALLED TRACT II AND POST OAK ACRES AS RECORDED UNDER FILM CODE 495646 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE NORTH 89° 28' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID POST OAK ACRES AND THE NORTH LINE OF SAID CALLED TRACT II, A DISTANCE OF 80.27 FEET (CALLED 80.00 FEET) TO A 1 INCH IRON PIPE FOUND ON SAID COMMON LINE AT THE COMMON NORTH CORNER OF SAID CALLED TRACT I AND SAID CALLED TRACT II, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE SOUTH 00° 30' 20" EAST (CALLED SOUTH 00° 37' 36" EAST), CROSSING SAID LOT 5, ALONG THE COMMON LINE OF SAID CALLED TRACT I AND SAID CALLED TRACT II, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 7373 SQUARE FEET.

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Pages 4
12/29/2022 12:03 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY

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