



70 2012 12036466

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666

Instrument Number: 2012-12036466

As

Recorded On: December 19, 2012

OPR RECORDINGS

Parties: CARSON DIVERSIFIED LAND LP

Billable Pages: 3

To CARSON HAYSCO HOLDINGS LP

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

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

OPR RECORDINGS	24.00
Total Recording:	24.00

***** 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: 2012-12036466
Receipt Number: 323090
Recorded Date/Time: December 19, 2012 03:56:49P
Book-Vol/Pg: BK-OPR VL-4511 PG-637
User / Station: S Breland - Cashiering #3

Record and Return To:

CARSON PROPERTIES
1911 CORPORATE DR
STE 102
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

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

Date: Executed December 19th, 2012, but not effective until December 31, 2012.

Grantor: Carson Diversified Land, LP, a Texas limited partnership

Grantor's Mailing Address (including county): 1911 Corporate Drive, Suite 102
San Marcos
Hays County, Texas 78666

Grantee: Carson Haysco Holdings, LP, a Texas limited partnership

Grantee's Mailing Address (including county): 1911 Corporate Drive, Suite 102
San Marcos
Hays County, Texas 78666

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

1.70 acres described as Block 1, Lot 5 in the San Marcos Business Park, Section 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 4, Page 201 of the Plat Records of Hays County, Texas; and

Lots 1, 2 and 3 of the San Marcos North Business Park, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 11, Page 382 of the Plat Records of Hays County, Texas.

Assignment and Assumption of Leases:

Grantor hereby assigns to Grantee Grantor's rights and obligations under any Leases under which any portion of the Property is used or occupied by anyone, other than Grantor, and Grantee assumes and agrees to perform the Grantor's (Landlord's) obligations under such Leases arising after this date.

Reservations from and Exceptions to Conveyance and Warranty:


This conveyance is made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement Districts or other applicable governmental districts, agencies, authorities.

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 successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's 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.

When the context requires, singular nouns and pronouns include the plural.

Carson Diversified Land, LP

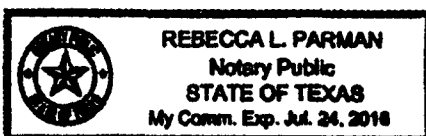
By: Carson Diversified GP, LLC,
General Partner

By: 
W. C. Carson, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on the 19th day of December, 2012, by W. C. Carson in his capacity as Manager of Carson Diversified GP, LLC, the general partner of Carson Diversified Land, LP.




NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Carson Properties
1911 Corporate Drive, Suite 102
San Marcos, Texas 78666

Prepared in the Law Office of:
Leighton Law Firm, PLLC
12117 Bee Caves Road, Suite 3-240
Austin, Texas 78738