

WHEN RECORDED, RETURN TO:

Locke Lord LLP
2200 Ross Avenue, Suite 2800
Dallas, Texas 75201
Attention: Masae Ellis, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of November, 2016, by and between **DENARGO MARKET TRS, INC.**, a Delaware corporation (“**Grantor**”), whose street address is c/o Cypress Real Estate Advisors, Inc., 1601 South MoPac Expressway, Suite 175, Austin, Texas 78746, and **ARTEX MF LAND, LLC**, a Delaware limited liability company (“**Grantee**”), whose street address is c/o Cypress Real Estate Advisors, Inc., 1601 South MoPac Expressway, Suite 160, Austin, Texas 78746.

WITNESS, that Grantor, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys unto Grantee and Grantee’s successors and assigns forever the real property, together with the improvements and fixtures located thereon, in the City and County of Denver and State of Colorado described on Exhibit A attached hereto and made a part hereof, with all appurtenances thereto, including without limitation, any and all points of access, abutting roads, appurtenant easements and drainage rights (collectively, the “**Property**”).

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, FOREVER, subject to those matters set forth on Exhibit B, attached hereto and made a part hereof, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the “**Permitted Exceptions**”); and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, 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, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

DENARGO MARKET TRS, INC.,
a Delaware corporation

By: _____
M. Timothy Clark
President

STATE OF TEXAS)
) ss.
COUNTY OF TRAVIS)

The foregoing instrument was acknowledged before me this ____ day of November, 2016, by M. Timothy Clark, as President of Denargo Market TRS, Inc., a Delaware corporation, on behalf of said corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT A

(Attached to and forming a part of
the Special Warranty Deed
from Denargo Market TRS, Inc., as grantor,
to Artex MF Land, LLC, as grantee)

Description of the Real Property

Parcel 1:

Lot 1, Block 1,
DENARGO MARKET SUBDIVISION FILING NO. 2,
according to the plat thereof recorded April 12, 2012, at Reception No. 2012049308,
City and County of Denver,
State of Colorado.

Parcel 2:

Non-exclusive easements for vehicular and pedestrian access across roads and
sidewalks for use of common utility facilities and for use of the common areas for the
purposes designated, all as more fully defined and described in the Declaration of
Covenants, Conditions and Restrictions for Denargo Market recorded May 4, 2012,
under Reception No. 2012059131, in the Real Property Records of the City and
County of Denver, State of Colorado.

Assessor Parcel Number: 02274-12-001-000

EXHIBIT B

(Attached to and forming a part of
the Special Warranty Deed
from Denargo Market TRS, Inc., as grantor,
to Artex MF Land, LLC, as grantee)

List of Permitted Exceptions

1. REAL PROPERTY TAXES AND ASSESSMENTS FOR THE YEAR 2016 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. AN EASEMENT OR RIGHT OF WAY FOR HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO EXTEND THE SLOPES OF EARTH FILL OR EMBANKMENT, AS GRANTED TO THE CITY AND COUNTY OF DENVER BY THE INSTRUMENT RECORDED SEPTEMBER 11, 1939 IN BOOK 5340 AT PAGE 155.
3. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, BY UNION PACIFIC LAND RESOURCES CORPORATION AS CONTAINED IN WARRANTY DEED RECORDED DECEMBER 22, 1975 IN BOOK 1171 AT PAGE 630.
4. RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH A MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, BY UNION PACIFIC LAND RESOURCES CORPORATION AS CONTAINED IN WARRANTY DEED RECORDED APRIL 02, 1976 IN BOOK 1222 AT PAGE 276.
5. RESERVATION BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS CONTAINED IN QUIT CLAIM DEED RECORDED NOVEMBER 06, 2006 UNDER RECEPTION NO. 2006178107.

6. WAIVERS AND CONDITIONS SET FORTH IN AND IMPOSED BY ZONING ORDINANCE #230, SERIES OF 2007, RECORDED JUNE 08, 2007 UNDER RECEPTION NO. 2007089035.
7. TERMS, OBLIGATIONS AND ACCESS EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT TO TERMINATE EXISTING EASEMENT AGREEMENT AND GRANT OF NEW ACCESS EASEMENT RECORDED OCTOBER 01, 2008 UNDER RECEPTION NO. 2008134605.
8. TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN DENARGO MARKET GENERAL DEVELOPMENT PLAN 3RD AMENDMENT - MINOR RECORDED JANUARY 10, 2014 UNDER RECEPTION NO. 2014003001.
9. TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN CITY AND COUNTY OF DENVER HOUSING & NEIGHBORHOOD DEVELOPMENT SERVICES INCLUSIONARY HOUSING PROGRAM AFFORDABLE HOUSING PLAN RECORDED NOVEMBER 07, 2008 UNDER RECEPTION NO. 2008152785.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COVENANT AND AGREEMENT BY AND BETWEEN DENARGO MARKET L.P., A DELAWARE LIMITED PARTNERSHIP AND PUBLIC SERVICE COMPANY OF COLORADO, RECORDED DECEMBER 04, 2008 UNDER RECEPTION NO. 2008164065.
11. TERMS AND OBLIGATIONS OF EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT BY AND BETWEEN DENARGO MARKET L.P., A DELAWARE LIMITED PARTNERSHIP AND CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED DECEMBER 23, 2008 UNDER RECEPTION NO. 2008171483.

EASEMENT AGREEMENT AMENDMENT RECORDED DECEMBER 28, 2011 UNDER RECEPTION NO. 2011147440.

AFFIDAVIT RECORDED JULY 28, 2014 UNDER RECEPTION NO. 2014089920.
12. TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED FRAMEWORK AGREEMENT FOR DENARGO MARKET RECORDED JANUARY 10, 2012 UNDER RECEPTION NO. 2012003134 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2013 UNDER RECEPTION NO. 2013014036.
13. TERMS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN DENARGO MARKET DEVELOPMENT PLAN RECORDED FEBRUARY 25, 2009 UNDER RECEPTION NO. 2009023565.

14. TERMS AND OBLIGATIONS REGARDING FENCE COVENANT, AS SET FORTH IN COVENANT BY DENARGO MARKET, L.P., A DELAWARE LIMITED PARTNERSHIP RECORDED FEBRUARY 23, 2010 UNDER RECEPTION NO. 2010020701.
15. EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, FOR STORMWATER FACILITIES, AND INCIDENTAL PURPOSES, BY EASEMENT RECORDED DECEMBER 20, 2011 UNDER RECEPTION NO. 2011143786.
16. EASEMENTS, NOTES AND DEDICATION ON THE PLAT OF DENARGO MARKET SUBDIVISION FILING NO. 2 RECORDED APRIL 12, 2012 UNDER RECEPTION NO. 2012049308.
17. RESTRICTIVE COVENANTS, INCLUDING EASEMENTS AND ASSESSMENTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENARGO MARKET RECORDED MAY 04, 2012, UNDER RECEPTION NO. 2012059131.

ASSIGNMENT OF DECLARANT RIGHTS RECORDED DECEMBER 24, 2015 UNDER RECEPTION NO. 2015177880, AND RE-RECORDED NOVEMBER 2, 2016 UNDER RECEPTION NO. 2016152991.
18. DEED RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED AUGUST 24, 2015 UNDER RECEPTION NO. 2015118911.

[End of Permitted Exceptions]