



Upon recording, please return to:

Telfair Community Association, Inc.
c/o C.I.A. Services, Inc.
9800 Centre Parkway, Suite 625
Houston, Texas 77036-8294

QUITCLAIM DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF FORT BEND

§

THAT NNP-TELF AIR, L.P., a Texas limited partnership ("**Grantor**"), whose present mailing address is 10235 W. Little York, Suite 300, Houston, TX 77040, for and in consideration of One Dollar (\$1.00), has granted, sold, and conveyed, and by these presents does grant, sell, and convey unto TELFAIR COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation ("**Grantee**"), whose present mailing address is 9800 Centre Parkway, Suite 625, Houston, TX 77036, its heirs and assigns forever, all of Grantor's right, title, and interest in the real property more particularly described as follows:

Reserves A, B, C and D as shown on that certain plat of **Telfair, Section 12**, filed of record and recorded on December 22, 2006 at County Clerk File Number 2006160031, in the Official Public Records of Fort Bend County, Texas;

together with any improvements thereto or hereafter constructed thereon by Grantor, and all ways, easements, rights, waters, privileges, covenants, and appurtenances to the same belonging, benefiting or in any way appertaining (the "**Property**"), except as reserved herein;

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, without warranty of any kind, express or implied. Neither Grantor nor Grantor's successors, assigns, or legal representatives shall at any time hereafter have, claim, or demand any right or title to the Property or any part thereof.

This conveyance is expressly made subject to the following:

1. All unpaid taxes and assessments for the current year and all subsequent years;
2. All liens, encumbrances, easements, reservations, restrictions, covenants, easements, zoning ordinances, matters of survey and conditions of record in the County Clerk Official Records of Fort Bend County, Texas affecting the Property;
3. That Community Charter for Telfair on May 31, 2006, which was recorded as Instrument No. 2006063505 in the County Clerk Official Records of Fort Bend County, Texas, as it may be amended or supplemented from time to time (the "**Charter**");
4. That Community Covenant for Telfair, which was recorded on May 31, 2006 as Instrument No. 2006063506 in the County Clerk Official Records of Fort Bend County, Texas, as it may be amended or supplemented from time to time;

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2009 Aug 17 02:00 PM

2009086104

HMC \$15.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS