

**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**

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS THAT:

COUNTY OF DALLAS

§

§

Date: September 30, 2022

Grantors: **NORTHSHORE PROMENADE, LLC**, a Texas limited liability company, and  
**NORTHSHORE PROMENADE II, LLC**, a Texas limited liability company

Grantee: **WELLS FARGO BANK, NATIONAL ASSOCIATION**

Grantee's Mailing Address:

1525 West W.T. Harris Blvd., MAC D1116-L10, Charlotte NC 28262, Attn: Property Admin (BE#111432).

Property (including any improvements):

See Exhibit A attached hereto and incorporated herein.

Reservations from Conveyance: None.

Exceptions to Conveyance (collectively, the **"Permitted Exceptions"**): (a) real estate taxes and assessments, both general and special, which are not yet due and payable; (b) assessments and special district levies, if any, which are not yet due and payable; (c) zoning, building and other laws and ordinances affecting the Property; (d) easements, declarations, conditions, reservations, charges, covenants, restrictions, rights of way and other matters of record (collectively, the **"Record Matters"**); and (e) matters that would be disclosed by an accurate survey of the Property; provided, however, that the foregoing shall not be deemed to make or have the effect of making any Record Matters effective or binding on the Property if the same were not heretofore effective or binding on the Property in the absence of this Deed Without Warranty.

Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by Grantee, and subject to the Reservations from Conveyance and the Permitted Exceptions, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, to Grantee their respective rights, titles and interests in and to the Property, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures, and other improvements located thereon; to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty of any kind (including, without limitation, 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, which are hereby expressly disclaimed and excluded).

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

**NORTHSHORE PROMENADE, LLC,**  
a Texas limited liability company

By: Mirasol Capital, LLC,  
a Delaware limited liability company,  
its Sole Member

By: Stephen T Winn  
Name: Stephen T. Winn  
Title: President

**NORTHSHORE PROMENADE II, LLC,**  
a Texas limited liability company

By: Mirasol Capital, LLC,  
a Delaware limited liability company,  
its Sole Member

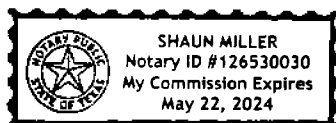
By: Stephen T Winn  
Name: Stephen T. Winn  
Title: President

STATE OF TEXAS                    }  
  }  
COUNTY OF DALLAS            }       ss:

This instrument was acknowledged before me on September 29, 2022, by Stephen T. Winn, President of Mirasol Capital, LLC, a Delaware limited liability company, the Sole Member of each of **NORTHSHORE PROMENADE, LLC**, a Texas limited liability company, and **NORTHSHORE PROMENADE II, LLC**, a Texas limited liability company, on behalf of said limited liability companies.

Shaun Miller  
Notary Public  
Shaun Miller  
Print Name of Notary Public

My Commission Expires: 5-22-24



**EXHIBIT A**

***[Description of the Property]***

**TRACT 1- 2.7936 Acres**

**BEING** a tract of land situated in the Elizabeth Crockett Survey, Abstract No. 217, City of Irving, Dallas County, Texas and being all of called 2.7936 acre tract of land described in Special Warranty Deed to NORTHSHORE PROMENADE, LLC recorded in Instrument No. 201800333892, Official Public Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a "X" cut in concrete found in the north right-of-way line of Promenade Parkway (a variable width right-of-way) for the south corner of Lot 1, Block 1, Northshore Addition, an addition to the City of Irving according to the plat recorded in Instrument No. 201700038893 of said Official Public Records;

**THENCE** departing said north right-of-way line of Promenade Parkway and with the east line of said Lot 1, Block 1, North 26°01'40" East, a distance of 511.88 feet to a 1/2" iron rod with plastic cap stamped "Pacheco Koch" found for the east corner of said Lot 1, Block 1 and being in the south line of a called 1.3926 acre tract of land described in Special Warranty Deed to Dallas Area Rapid Transit ("DART"), recorded in Instrument No. 201200025050 of said Official Public Records, and being at the beginning of a non-tangent curve to the right having a central angle of 0°11'35", a radius of 5180.75 feet, a chord bearing and distance of South 57°55'50" East, 17.47 feet;

**THENCE** with said south line of the 1.3926 acre tract, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 17.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 57°50'02" East, a distance of 211.89 feet to a 1/2" iron rod with plastic cap stamped "Pacheco Koch" found for the north corner of Northshore Townhome Addition an addition to the City of Irving according to the plat recorded in Instrument No. 201800163264, of said Official Public Records;

**THENCE** departing said south line of the 1.3926 acre tract and with the west line of said Northshore Townhome Addition, the following courses and distances:

South 26°01'40" West, a distance of 318.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner from which a leaning 1/2" iron rod found bears South 77°13'04" West, a distance of 0.27 feet;

South 63°58'20" East, a distance of 54.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 26°01'40" West, a distance of 158.73 feet to a 1/2" iron rod found in said north right-of-way line of Promenade Parkway and being at the beginning of a non-tangent curve to the left having a central angle of 1°38'30", a radius of 1043.25 feet, a chord bearing and distance of North 65°15'04" West, 29.89 feet;

**THENCE** with said north right-of-way line of Promenade Parkway, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 29.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 66°04'19" West, a distance of 252.91 feet to the POINT OF BEGINNING and containing 2.7936 acres or 121,688 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**TRACT 2- 3.9475 Acres**

**BEING** all of Northshore Townhome Addition, an addition to the City of Irving according to the plat recorded in Instrument No. 201800163264, of said Official Public Records and being more particularly described as follows:

**BEING** a tract of land situated in the Elizabeth Crockett Survey, Abstract No. 217, City of Irving, Dallas County, Texas and being a portion of the land described in Special Warranty Deed to NORTHSHORE PROMENADE II, LLC recorded in Instrument No. 201900240683, Official Public Records, Dallas County, Texas and being all of Block A, Northshore Townhome Addition, an addition to the City of Irving according to the plat recorded in Instrument No. 201800163264, of said Official Public Records and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found at the intersection of the northeast right-of-way line of Promenade Parkway (a variable width right-of-way) and northwest right-of-way line of Promenade Court (a variable width right-of-way) and being in the southwest line of said Northshore Townhome Addition;

**THENCE** with the common line of Promenade Parkway and Northshore Townhome Addition the following courses and distances:

North 57°35'02" West, a distance of 195.97 feet to a "X" cut in concrete set at the beginning of a non-tangent curve to the left with a radius of 1,043.25 feet, a central angle of 06°50'50", and a chord bearing and distance of North 61°00'24" West, 124.60 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 124.68 feet to a "1/2" iron rod found for the west corner of said Northshore Townhome Addition and being the south corner of called 2.7936 acre tract of land described in Special Warranty Deed to NORTHSHORE PROMENADE, LLC recorded in Instrument No. 201800333892 of said Official Public Records;

**THENCE** departing said northeast right-of-way line of Promenade Parkway and with the northwest line of said Northshore Townhome Addition, the following courses and distances:

North 26°01'40" East, a distance of 158.73 feet to a 5/8" iron rod found with plastic cap stamped "KHA" found for corner; North 63°58'20" West, a distance of 54.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner from which a leaning 1/2" iron rod found bears South 77°13'04" West, a distance of 0.27 feet;

North 26°01'40" East, a distance of 318.72 feet to a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for corner in the southwest line of a called 1.3926 acre tract of land

described in Special Warranty Deed to Dallas Area Rapid Transit ("DART"), recorded in Instrument No. 201200025050 of said Official Public Records;

**THENCE** with the north line of said Northshore Townhome Addition, the following courses and distances:

South 57°50'02" East, a distance of 219.64 feet to a "X" cut in concrete found for corner;

South 32°09'58" West, a distance of 7.50 feet to a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for corner; South 57°50'02" East, a distance of 176.93 feet to a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the north corner of said Promenade Court;

**THENCE** with the common line of Promenade Court and Northshore Townhome Addition, the following courses and distances:

South 32°29'50" West, a distance of 103.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 64.00 feet, a central angle of 59°45'07", and a chord bearing and distance of South 02°37'14" West, 63.76 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 66.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 32°29'50" West, a distance of 296.74 feet to the POINT OF BEGINNING and containing 171,954 square feet or 3.9475 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200263943

eRecording - Real Property

Recorded On: October 05, 2022 12:13 PM

Number of Pages: 6

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

Total Recording: \$42.00

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**\*\*\*\*\* 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: 202200263943  
Receipt Number: 20221005000129  
Recorded Date/Time: October 05, 2022 12:13 PM  
User: Lynn G  
Station: CC53

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.