

1300273  
411-TS-3 Pages

## WARRANTY DEED

**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.**

Date: MARCH 5, 2015

Grantor: GFP PARTNERS II, LLC, A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address (including county): 7125 Industrial Ave.  
EL PASO COUNTY  
EL PASO, TEXAS 79915

Grantee: LYNX INDUSTRIES, LTD.

Grantee's Mailing Address (including county): 301 W. Overland  
EL PASO COUNTY  
EL PASO, TEXAS 79901

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration.

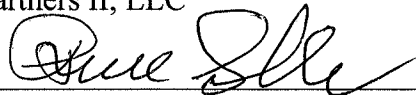
Property (including any improvements): The Westerly 79 feet of the Southerly 86.67 feet, SAVE AND EXCEPT a portion thereof, Block 31, MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas according to the map made for tax purposes on file at the Central Appraisal District, and said SAVED AND EXCEPTED portion being more particularly described by metes and bounds in Exhibit "A" attached hereto and made apart hereof for all purposes intended.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is expressly subject to easements of record or apparent on the land; protective covenants, restrictions and reservations of record; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; taxes for the current year and subsequent years; and zoning ordinances of the City of El Paso.

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 heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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 context requires, singular nouns and pronouns include the plural.

GFP Partners II, LLC

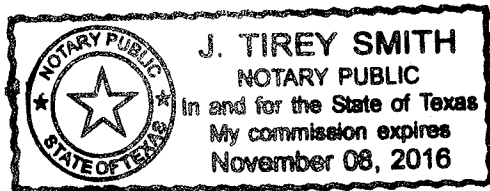
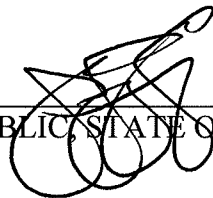


By: Bruce Gulbas, President

THE STATE OF TEXAS            )  
  )  
COUNTY OF EL PASO            )

The foregoing instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2015, by Bruce Gulbas, President of GFP Partners II, LLC.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



A portion of FRACTIONAL BLOCK THIRTY-ONE (31), according to the MILLS' MAP of the City of El Paso, El Paso County, Texas, BEGINNING at the Southwest corner of said BLOCK 31; THENCE running Easterly and along the North line of WEST OVERLAND STREET 79 feet; THENCE Northerly and parallel with the West line of said Block 86 feet, 8 inches; THENCE Westerly and parallel with the Southerly line of said BLOCK 79 feet to the East line of LEON STREET; THENCE Southerly along the East line of LEON STREET 86 feet 8 inches to the PLACE OF BEGINNING,

SAVE AND EXCEPT, however, the hereinafter described parcel of land sold to TRI-STATE MOTOR CO., INC., by Administrator's Deed dated April 12, 1957, filed for record in BOOK 476 at page 317 of the DEED RECORDS of El Paso County, Texas:

BEGINNING at a point in the Easterly line of Leon Street 83.67 feet Northerly from the Southwest corner of BLOCK 31, MILLS' MAP, said point being two (2) feet Northerly from the face of the Northerly wall of a Brick Building and 8 feet Southerly from the face of the Southerly wall of the building of the Tri-State Motor Company, Inc.; THENCE Easterly and parallel to West Overland Street and also parallel to the above-mentioned Northerly wall and two (2) feet removed from it, 49.10 feet; THENCE Southerly at right angles and parallel to LEON STREET 2.00 feet to the face of the said Northerly wall of said Brick Building; THENCE Easterly with said wall and parallel to West Overland Street, 29.90 feet to the SE corner of this tract and the NW corner of the building; THENCE Northerly and parallel to LEON STREET 5.0 feet to the Southerly property line of said Brick Building, the center line of a private alley ten (10) feet in width and 5 feet Southerly from the face of the Southerly wall of the building of the Tri-State Motor Co., Inc.; THENCE Westerly with said property line and parallel to West Overland Street 79.0 feet to a point in the Easterly boundary line of LEON STREET; THENCE Southerly along the said Easterly boundary line of LEON STREET 3 feet to the POINT or PLACE OF BEGINNING, and containing 346.00 square feet of land, more or less.

EXHIBIT "A"

**Doc # 20150014501**  
**#Pages 3 #NFPages 1**  
**3/6/2015 11:49 AM**  
**Filed & Recorded in**  
**Official Records of**  
**El Paso County**  
**Delia Briones**  
**County Clerk**  
**Fees \$34.00**

**eRecorded**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

*Delia Briones*