

#411 LST# 05103983
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GENERAL WARRANTY DEED

Date: April 11, 2006

Grantor: Sandy Point Partners, L.P. (f/k/a Gulbas Family Partnership, L.P.), a Texas limited partnership

Grantor's Mailing Address:

7125 Industrial Ave,
El Paso, Texas 79915

Grantee: Lynx Industries, Ltd., a Nevada limited liability company

Grantees' Mailing Address:

6469 Doniphan Dr.
El Paso, Texas 79932

Consideration:

Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

Property (including any improvements):

A portion of Block 31, MILLS MAP ADDITION, an addition to the City of El Paso, El Paso County, Texas and a portion of old Sonora Street (now closed), according to the map made for tax purposes on file at the Central Appraisal District and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2006 (as prorated to the date of the conveyance described herein), and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.
2. Utility easements and prescriptive rights visible and apparent on the ground, including easements, or claims of easements, which are not recorded in the public records.
3. Rights of parties in possession or tenants under unrecorded leases.
4. Claims by the Tigua Indian Tribe of the Ysleta del Sur Pueblo, as evidenced by that certain Affidavit concerning filing of Notice of Claim to the Ysleta Grant and Aboriginal Title Areas, executed by Julian Granillo, Governor of the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua

Indian Community, dated April 12, 1993, filed on April 16, 1993 in Volume 2553, Page 1958, of the Real Property Records, El Paso County, Texas.

5. Any and all unrecorded agreements or contracts and rights of parties therein.
6. Terms, conditions and stipulations of Easement Agreement, dated July 15, 1938, recorded in Volume 632, Page 618, Real Property Records of El Paso County, Texas.
7. Terms, conditions and stipulations of the Texas Natural Resource Conservation Commission, creating the El Paso Downtown Management District of El Paso County, dated July 2, 1997, recorded in Volume 3223, Page 1138, Real Property Records of El Paso County, Texas.
8. Any adverse right, claim or interest of E.M. Whitaker and his spouse, if any or those claiming by, through, or under him or his spouse in deed dated July 25, 1921 recorded in Volume 375, Page 285, Real Property Records of El Paso County, Texas.
9. Rights, if any, as evidenced by the electric box, monitor wells and anti-siphon valves, as shown on Survey dated December 19, 2005, prepared by Robert Seipel & Associates, Inc.

Grantor, for the Consideration and subject to the 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 way belonging, to have and to hold it to Grantee and Grantee's successors and 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 Exceptions to Conveyance and Warranty.

EXCEPT FOR THE WARRANTY OF TITLE PROVIDED IN THIS DEED, GRANTEE IS PURCHASING THE PROPERTY, AND THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE, "AS IS AND WITH ALL FAULTS". WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE AGREES THAT, EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HAS NOT, DOES NOT, AND WILL NOT, WITH RESPECT TO THE PROPERTY, MAKE ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, OTHER THAN THE WARRANTY OF TITLE IN GRANTOR'S DEED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, SUITABILITY, FITNESS FOR A PARTICULAR USE, PROFITABILITY, OR MARKETABILITY. MOREOVER, GRANTEE AGREES THAT, GRANTOR HAS NOT, DOES NOT, AND WILL NOT, WITH RESPECT TO THE PROPERTY, MAKE ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, HEALTH AND SAFETY, POLLUTION, LAND USE (INCLUDING, WITHOUT LIMITATION, WHETHER ANY PLAT OR REPLAT FOR THIS PROPERTY WILL BE REQUIRED), OR OTHER LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING WITHOUT LIMITATION THOSE PERTAINING TO THE HANDLING, GENERATING, TRADING, STORING OR DISPOSING OF ANY HAZARDOUS OR REGULATED WASTE OR SUBSTANCE.

GRANTOR:

Sandy Point Partners, L.P., a Texas limited partnership (f/k/a Gulbas Family Partnership, L.P.)

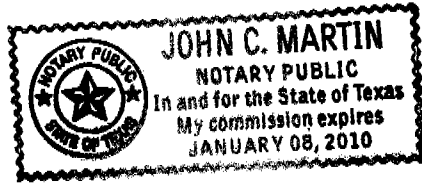
By: Gulbas Investments, LLC
Its: General Partner

By: *Bruce H. Gulbas*
Bruce H. Gulbas, Manager

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on the 11 day of April, 2006, by Bruce H. Gulbas, Manager, on behalf of GULBAS INVESTMENTS, LLC, a Texas limited liability company and General Partner of SANDY POINT PARTNERS, L.P., a Texas limited partnership, on behalf of said limited partnership.

My commission expires:



John C. Martin
Notary Public in and for the
State of TEXAS

AFTER RECORDING RETURN TO:

Lynx Industries, Ltd.
Attn: M.B. Churchman, Manager
6469 Doniphan Dr.
El Paso, TX 79932

EXHIBIT A

A portion of Block 31, according to the MILLS MAP of the City of El Paso, El Paso County, Texas, and a PORTION OF OLD SONORA STREET (NOW CLOSED) in said City, said property being described by metes and bounds as follows, to wit:

FIRST TRACT: BEGINNING at the Northwest corner of this tract, said corner being the POINT OF INTERSECTION of the East line of LEON STREET with the South line of West San Antonio Street; THENCE Southerly along the East line of LEON STREET 140 feet 4 inches; THENCE Easterly and parallel to the South line of West San Antonio Street 49.10 feet following the South line of the present wall of the building on said property; THENCE Southerly 2 feet following the West line of the present wall of said building; THENCE Easterly 29.9 feet along what is now the Southerly line of the said building to a corner in said wall; THENCE Northerly and parallel to LEON STREET 5 feet to a corner in the wall of said building; THENCE Easterly and parallel to the South line of said West San Antonio Street 41 feet to the West line of an alley; THENCE Northerly along the West line of said alley 137 feet 4 inches to the South line of West San Antonio Street; THENCE Westerly along the South line of West San Antonio Street 120 feet to the PLACE OF BEGINNING.

SECOND TRACT: BEGINNING at the Northeast corner of this tract, said corner being the point of intersection of the West line of CHIHUAHUA STREET with the South line of West San Antonio Street; THENCE Southerly and along the West line of CHIHUAHUA STREET 224 feet to the Southeast corner of this tract, being the intersection of the West line of CHIHUAHUA STREET and the North line of WEST OVERLAND STREET; THENCE Westerly along the North line of WEST OVERLAND STREET 120 feet to the East line of an alley for the Southwest corner of this tract; THENCE Northerly and along the East line of said alley and parallel to the West line of CHIHUAHUA STREET a distance of 224 feet to the South line of West San Antonio Street for the Northwest corner of this Tract; THENCE Easterly and along the South line of West San Antonio 120 feet to the PLACE OF BEGINNING, being municipally known and numbered as 320 West San Antonio, El Paso, Texas.

Doc# 20060033452

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Filed & Recorded in

Official Records of

EL PASO COUNTY

WALDO ALARCON

COUNTY CLERK

Fees \$28.08

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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

Waldo Alarcon