

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.

General Warranty Deed

Date: October 4, 2018

Grantors: The South Corner, LLC, SMJR Capital Strategies, LLC, Makalu Moksha Bhakti, Inc., a Texas corporation; and Mar Commercial, Inc., a Texas corporation

Grantors' Mailing Address:

Makalu Moksha Bhakti, Inc.
4609 Jinx Avenue
Austin, TX 78745

SMJR Capital Strategies, LLC
802 Shady Bluff Cove
Round Rock, TX 78665

Mar Commercial, Inc.
4609 Jinx Avenue
Austin, TX 78745

The South Corner, LLC
1004 Padre Blvd., Ste. Q4
South Padre, TX 78597

Grantee: Dalor Limited Partnership

Grantee's Mailing Address:

Dalor Limited Partnership
1004 Padre Blvd., Ste. A-1
South Padre, TX 78597

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Grantors' undivided interest in 4908 & 5282 Lott Avenue Austin, TX 78721 as more fully described on Exhibit A

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Easements and liens of record.

Grantor, for the Consideration and subject to the Reservations from Conveyance and 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 heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

Makalu Moksha Bhakti, Inc., a Texas corporation,

Brian Mueller, Director

Mar Commercial, Inc., a Texas corporation,

Jose Alfredo Salvador, Director

State of Florida
County of Miami-Dade

Sworn to (or affirm) and subscribed before me this 23rd day of October, 2018 by Jose Alfredo Salvador

Personally known OR Produced Identification
Type of Identification Produced Florida Driver's License

SMJR Capital Strategies, LLC



Emanuel Flaquer
My Commission # GG 115667
Expires: June 18, 2021

Salomon Martinez, Jr., Authorized Agent

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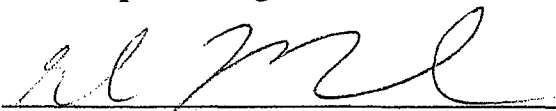
Makalu Moksha Bhakti, Inc., a Texas corporation,

Jorge Marcet, Authorized Agent

Mar Commercial, Inc., a Texas corporation,

Jorge Marcet, Authorized Agent

SMJR Capital Strategies, LLC



Salomon Martinez, Jr., Authorized Agent

The South Corner, LLC



David Suissa, Authorized Agent

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Brian Mueller, as the authorized agent of Makalu Moksha Bhakti, Inc., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Jose Alfredo Salvador, as the authorized agent of Mar Commercial, Inc., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Salomon Martinez, Jr., as the authorized agent of SMJR Capital Strategies, LLC, a Texas limited liability company, on behalf of said company.

The South Corner, LLC

David Suissa, Authorized Agent

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Brian Mueller, as the authorized agent of Makalu Moksha Bhakti, Inc., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

My commission expires: _____

STATE OF ~~TEXAS~~ *Florida*)

COUNTY OF ~~TRAVIS~~ *Miami-Dade*)

This instrument was acknowledged before me on October 23, 2018, by Jose Alfredo Salvador, as the authorized agent of Mar Commercial, Inc., a Texas corporation, on behalf of said corporation.



Emanuel Flaquer
My Commission # GG 115667
Expires: June 18, 2021

[Signature]

Notary Public, State of Texas

My commission expires: June 18, 2021

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Salomon Martinez, Jr., as the authorized agent of SMJR Capital Strategies, LLC, a Texas limited liability company, on behalf of said company.

The South Corner, LLC

David Suissa, Authorized Agent

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Jorge Marcet, as the authorized agent of Makalu Moksha Bhakti, Inc., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Jorge Marcet, as the authorized agent of Mar Commercial, Inc., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS)

COUNTY OF TRAVIS)

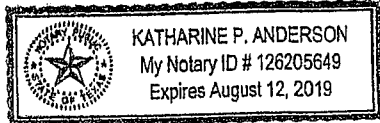
This instrument was acknowledged before me on October 16, 2018, by Salomon Martinez, Jr., as the authorized agent of SMJR Capital Strategies, LLC, a Texas limited liability company, on behalf of said company.

Katharine P. Anderson

Notary Public, State of Texas

My commission expires: 08/12/19

STATE OF TEXAS)
COUNTY OF TRAVIS)



This instrument was acknowledged before me on _____, 2018, by David Suissa, as the authorized agent of The South Corner, LLC, a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Blazier, Christensen, Browder & Virr, P.C.
Barton Oaks Plaza
901 S. Mopac, Bldg. V, Ste. 200
Austin, TX 78746

AFTER RECORDING RETURN TO:

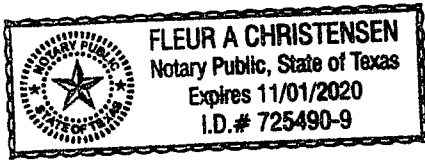
Blazier, Christensen, Browder & Virr, P.C.
Barton Oaks Plaza
901 S. Mopac, Bldg. V, Ste. 200
Austin, TX 78746

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on October 25, 2018, by David Suissa, as the authorized agent of The South Corner, LLC, a Texas corporation, on behalf of said corporation.



Fleur A. Christensen

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Blazier, Christensen, Browder & Virr, P.C.
Barton Oaks Plaza
901 S. Mopac, Bldg. V, Ste. 200
Austin, TX 78746

AFTER RECORDING RETURN TO:

Blazier, Christensen, Browder & Virr, P.C.
Barton Oaks Plaza
901 S. Mopac, Bldg. V, Ste. 200
Austin, TX 78746

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Makalu Moksha Bhakti, Inc., a Texas corporation,



Brian Mueller, Director

Mar Commercial, Inc., a Texas corporation,

Jose Alfredo Salvador, Director

SMJR Capital Strategies, LLC

Salomon Martinez, Jr., Authorized Agent

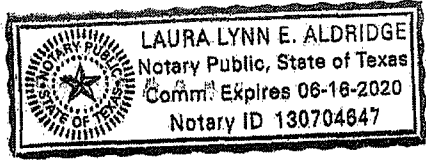
The South Corner, LLC

David Suissa, Authorized Agent

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on October 22, 2018, by Brian Mueller, as the authorized agent of Makalu Moksha Bhakti, Inc., a Texas corporation, on behalf of said corporation.



[Signature]

Notary Public, State of Texas
My commission expires: 06/16/2020

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Jose Alfredo Salvador, as the authorized agent of Mar Commercial, Inc., a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on _____, 2018, by Salomon Martinez, Jr., as the authorized agent of SMJR Capital Strategies, LLC, a Texas limited liability company, on behalf of said company.

PREPARED IN THE OFFICE OF:

BLAZIER CHRISTENSEN BROWDER & VIRR

901 S. Mopac

Bldg. V, Ste. 200

Austin, TX 78746

Tel: (512) 476-2622

Fax: (512) 476-8685

AFTER RECORDING RETURN TO:

BLAZIER CHRISTENSEN BROWDER & VIRR

901 S. Mopac

Bldg. V, Ste. 200

Austin, TX 78746

Tel: (512) 476-2622

Fax: (512) 476-8685



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

October 30 2018 10:43 AM

FEE: \$ 66.00 2018169983