

Recording Requested By:

Rocktop Partners I, LP
Reference Number PA004587

Prepared By/Return To:

Ursus Advisors, LLC
701 Highlander Blvd., Ste. 200
Arlington, Texas 76015

Space Above This Line for Recorder's Use

APN: 68-13-0148-000

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 24th day of June, 2015.

BETWEEN

ROCKTOP PARTNERS I, LP

[hereinafter called the Grantor], of the one part, and

COLONIAL IMPACT FUND-II, LLC

[herein after called Grantee(s)], of the other part.

WITNESSETH, that the said Grantor for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** lawful money of the United States of America, unto him and truly paid by the said Grantees, the receipt whereof is hereby acknowledged, does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and her heirs, will warrant **specially** and defend against the lawful claims of persons claiming by, through or under the said Grantor but not otherwise.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal. Dates the day and year first above written.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

Printed Name: J. Zarrillo

Rocktop Partners I, LP

By: Mike McClelland

Its: Managing Director

Acknowledgment

STATE OF TEXAS

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} ss

COUNTY OF TARRANT

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On June 24, 2015, before me Kaymen Maggiore, a Notary Public in and for said County and State, personally appeared Mike McClelland, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

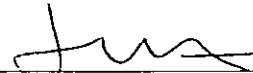
NOTARY SIGNATURE

My Commission Expires: May 9, 2016



Certificate of Residence

The undersigned certifies that the precise residence and complete post office address of the Grantee is:
520 Silicon Dr., Suite 110, Southlake, TX 76092.

A handwritten signature in black ink, appearing to be 'Jus' or similar, written over a horizontal line.

On behalf of Grantee

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT AND IMPROVEMENT, ASSESSED AS UPI NO. 68-13-148, SITUATE AT 613 NORTH CENTRE STREET, IN THE CITY OF POTTSVILLE, COUNTY OF SCHUYLKILL, COMMONWEALTH OF PENNSYLVANIA, MORE FULLY DESCRIBED IN A DEED BY WHICH KENNETH R. FISHER AND MARY B. FISHER, HIS WIFE, GRANTED AND CONVEYED TO KENNETH R. FISHER, DATED AUGUST 5, 1996 AND RECORDED AUGUST 5, 1996, IN THE SCHUYLKILL COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 1672 AT PAGE 191.

TAX MAP OR PARCEL ID NO.: 68-13-148

PROPERTY COMMONLY KNOWN AS: 613 NORTH CENTRE STREET, POTTSVILLE, PA 17901

REV-183 EX (04-10)



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	JUSTUS ANDERSON			Telephone Number:	682-238-1476	
Mailing Address	701 HIGHLANDER BLVD. SUITE 200		City	ARLINGTON	State	TX
					ZIP Code	76015

B. TRANSFER DATA

Grantor(s)/Lessor(s)	ROCKTOP PARTNERS I, LP		Grantee(s)/Lessee(s)	COLONIAL IMPACT FUND-II, LLC		
Mailing Address	701 HIGHLANDER BLVD. SUITE 200		Mailing Address	520 SILICON DR SUITE 110		
City	ARLINGTON	State	TX	City	SOUTHLAKE	
		ZIP Code	76015		State	
					ZIP Code	76092

C. Date of Acceptance of Document**D. REAL ESTATE LOCATION**

Street Address	613 NORTH CENTRE STREET		City, Township, Borough	POTTSVILLE	
County	SCHUYLKILL	School District	PASD	Tax Parcel Number	68-13-0148-000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
18,387	0	= 18,387
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
27,975	x 0.24	= 62,664

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0	100%	100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

6/23/2015

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.