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SPECIAL WARRANTY DEED

After Recording, Return To:
SE Cosmos, LLC
c/o Husch Blackwell LLP
Attn: Brandy M. Hutchison
4801 Main Street, Suite 1000
Kansas City, MO 64112

SPECIAL WARRANTY DEED

STATE OF TEXAS

COUNTY OF TRAVIS

The undersigned KARLIN RIVER PLACE, LLC, a Delaware limited liability company ("**Grantor**"), whose address is 11755 Wilshire Blvd., Suite 1400, Los Angeles, California 90025, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by SE COSMOS, LLC, a Delaware limited liability company ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, CONVEYED, AND ASSIGNED and by these presents does GRANT, SELL, CONVEY, AND ASSIGN unto Grantee, whose address is 3 Lagoon Dr., Suite 280, Redwood City, California 94065, Attention to the Legal Department, the land described in Exhibit A attached hereto and incorporated herein by this reference (the "**Land**"), all buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (collectively, the "**Improvements**") together with all of Grantor's right, title and interest in and to all appurtenances benefiting or pertaining to the Land and/or the Improvements, including all of Grantor's right, title, and interest in and to all streets, alleys, rights-of-way, or easements adjacent to or benefitting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (collectively, the "**Property**").

This conveyance is made subject and subordinate to the encumbrances and exceptions described in Exhibit B attached hereto and incorporated herein by reference for all purposes, but only to the extent they validly exist and affect or relate to the Property. Grantor represents that no other person or entity is required to join in execution of this Special Warranty Deed in order to convey the Property to Grantee.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person or entity lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES FOLLOW ON NEXT PAGE]

EFFECTIVE this 27th day of January, 2026.

GRANTOR:

KARLIN RIVER PLACE, LLC, a Delaware limited liability company

Signature: Matthew Schwab

Printed Name: Matthew Schwab

Title: Authorized Agent

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

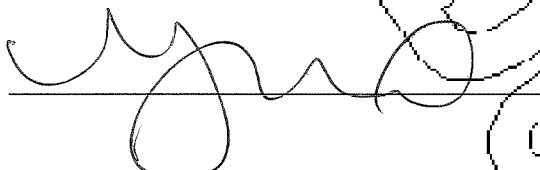
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

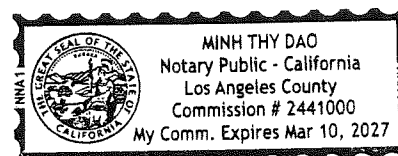
On January 27, 2021, before me, Matthew Schwab, a Notary Public, personally appeared MATTHEW SCHWAB, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





(SEAL)

Exhibit A

Legal Description

Being Lot(s) 1, 2, 3 and 4, Austin Center/3M, a subdivision in Travis County, Texas, according to the established map or plat thereof, recorded in Volume 87, Page 7B, Plat Records of Travis County, Texas.

Exhibit B

Permitted Exceptions

1. Restrictive covenants contained in document recorded in Volume 87, Page 7B, Plat Records of Travis County, Texas.
2. Utility and other easements and building setback lines as shown on plat of said addition of record in Volume 87, Page 7B, Plat Records of Travis County, Texas and shown on preliminary ALTA/NSPS Land Title Survey dated December 5, 2025, last revised February 16, 2026, by Mark A. Mercado, R.P.L.S. 6350, project No. SE DC DEVCO, job No. 1025104309; SAM (the "Survey").
3. Easement dated May 4, 1939, executed by E. M. Freund, et ux to the Lower Colorado River Authority, of record in Volume 611, Page 626, Deed Records of Travis County, Texas, as affected by Instrument Number 2001202371, Official Records of Travis County, Texas and shown the Survey.
4. Easement dated August 2, 1939, executed by E. M. Freund, et ux to the Lower Colorado River Authority, of record in Volume 623, Page 588, Deed Records of Travis County, Texas; as affected by Instrument Number 2001202371 of the Official Records of Travis County, Texas and shown on the Survey.
5. Easement dated January 29, 1940, executed by E. M. Freund and Clem Freund to the Lower Colorado River Authority, of record in Volume 644, Page 76, Deed Records of Travis County, Texas and shown on the Survey.
6. Easement dated August 16, 1957, executed by W. C. Hart, et ux to the City of Austin, of record in Volume 1852, Page 400, Deed Records of Travis County, Texas and shown on the Survey.
7. Easement dated August 7, 1956, executed by W. C. Hart, et ux to the City of Austin, of record in Volume 2211, Page 403, Deed Records of Travis County, Texas and shown on the Survey.
8. Easement dated April 17, 1965, executed by W. C. Hart, et ux Lucille to the City of Austin, of record in Volume 3108, Page 723, Deed Records of Travis County, Texas and shown on the Survey.
9. Easement dated September 29, 1982, executed by Grace Hart-Reich and Lucille G. Hart to the City of Austin, of record in Volume 7871, Page 958, Deed Records of Travis County, Texas and shown on the Survey.
10. Easement dated January 29, 1986, executed by the Minnesota Mining and Manufacturing Company to the City of Austin, of record in Volume 9585, Page 377, Deed Records of Travis County, Texas and shown on the Survey.
11. Easement dated July 11, 1986, executed by the Minnesota Mining and Manufacturing Company to the City of Austin, of record in Volume 9871, Page 909, Deed Records of Travis County, Texas and shown on the Survey.

12. Easement dated April 3, 1987, executed by the Minnesota Mining and Manufacturing Company to the Lower Colorado River Authority, of record in Volume 10190, Page 238, Real Property Records of Travis County, Texas and shown on the Survey.
13. Easement dated May 13, 1987, executed by the Minnesota Mining and Manufacturing Company to the City of Austin and the West Bull Creek Wastewater Joint Venture, of record in Volume 10260, Page 452, as partially released in Volume 10863, Page 835, both Real Property Records of Travis County, Texas and shown on the Survey.
14. Easement dated January 12, 1988, executed by the Minnesota Mining and Manufacturing Company to the City of Austin, of record in Volume 10553, Page 671, Real Property Records of Travis County, Texas and shown on the Survey.
15. Easement dated January 12, 1988, executed by the Minnesota Mining and Manufacturing Company to the City of Austin, of record in Volume 10553, Page 675, Real Property Records of Travis County, Texas and shown on the Survey.
16. Easement dated August 16, 1988, executed by the Minnesota Mining and Manufacturing Company to the City of Austin and the West Bull Creek Wastewater Joint Venture, of record in Volume 10770, Page 938, Real Property Records of Travis County, Texas and shown on the Survey.
17. Easement dated August 16, 1988, executed by the Minnesota Mining and Manufacturing Company to the City of Austin and the West Bull Creek Wastewater Joint Venture, of record in Volume 10770, Page 944, Real Property Records of Travis County, Texas and shown on the Survey.
18. Easement dated February 28, 1991, executed by the Minnesota Mining and Manufacturing Company to the City of Austin, of record in Volume 11410, Page 19, Real Property Records of Travis County, Texas and shown on the Survey.
19. Easement dated October 18, 1995, executed by the Minnesota Mining and Manufacturing Company to the City of Austin, of record in Volume 125544, Page 808, Real Property Records of Travis County, Texas and shown on the Survey.
20. Easement dated June 23, 2005, executed by 3M Company, formerly known as the Minnesota Mining and Manufacturing Company to the City of Austin, of record under Instrument Number 2005126874; as affected by Instrument Number 2007025486, both Official Records of Travis County, Texas and shown on the Survey.
21. Easement dated June 23, 2005, executed by 3M Company, formerly known as the Minnesota Mining and Manufacturing Company to the Travis County Water Control & Improvement District, of record under Instrument Number 2005126875; as affected by Instrument Number 2007025486; and as further affected by Instrument Number 2008086785, all Official Records of Travis County, Texas and shown on the Survey.
22. Easement dated August 30, 2011, executed by the 3M Company to the City of Austin, of record under Instrument Number 2011393385, Official Records of Travis County, Texas and shown on the Survey.

23. Easement dated August 30, 2011, executed by the 3M Company to the City of Austin, of record under Instrument Number 2011393386, Official Records of Travis County, Texas and shown on the Survey.
24. Easement dated November 28, 2017, executed by the 3M Company to the City of Austin, of record under Instrument Number 2017193906, Official Records of Travis County, Texas and shown on the Survey.
25. Easement dated September 28, 2022, executed by Karlin River Place, LLC to the City of Austin, of record under Instrument Number 2022169652, Official Records of Travis County, Texas and shown on the Survey.