SPECIAL 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.

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP	§	

WHEREAS, by virtue of a certain Order of Sale for Delinquent School Taxes issued out of the 21st Judicial District Court of Bastrop County, Texas in favor of the Smithville Independent School District (SISD), as Plaintiff vs. Martha Dabney, defendant, on a judgment and decree of sale, rendered on the 11th day January, 1928, in Cause No. 1636, Bastrop County Sheriff Woody Townsend sold the property described below ("the Property") at a duly advertised public tax sale and at that sale the property was struck off to John S. Haynie, President of the Board of Trustees of Smithville Independent School District of Bastrop County, Texas by deed recorded in Volume 85, Page 13 et seq of the Official Records of Bastrop County, Texas;

WHEREAS, the unpaid taxes represented by the above judgment, together with the redemption premium related thereto were subsequently duly paid in full to SISD and thus the Property was timely redeemed by the predecessors in interest of the Grantors herein;

WHEREAS, a redemption certificate, though duly executed and issued to Grantors' predecessors in interest, by the then president of President of the Board of Trustees of SISD, was lost and never recorded in the Official Records of Bastrop County, Texas;

WHEREAS, Grantors desire to sell the Property, but have been informed by the title company underwriting the owner's title insurance policy to be issued to Grantees pursuant to the sale that the failure to record the redemption certificate necessitates that SISD issue a deed to Grantors to cure the state of the title to the Property,

NOW THEREFORE, SMITHVILLE INDEPENDENT SCHOOL DISTRICT ("Grantor"), whose address is 901 NE 6th Street, Smithville, Texas 78957, chartered under the laws of the State of Texas, acting by and through the President and Secretary of its Board of Trustees, hereto authorized by Resolution of the Board of Trustees of SISD, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CARMEN MARTINEZ ("Grantee") whose address is 402 Washington Street, Smithville, Texas 78957, all of the following real property in Bastrop County, Texas, to-wit:

Lots 6 & 7, Block 3, Eagleston Addition, City of Smithville, Bastrop County, Texas, as shown on the map or plat thereof in the Plat Records of Bastrop County, Texas, together with all improvements thereon ("the Property").

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs, executors, administrators, successors or assigns forever; and it does hereby bind itself, its' successors or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs, executors, administrators, successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through it, but not otherwise.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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

Executed on this the _____day of ______, 2024.

SMITHVILLE INDEPENDENT SCHOOL DISTRICT

By

President, Board of Trustees

THE STATE OF TEXAS	§
	§
COUNTY OF BASTROP	§

BEFORE ME, the undersigned authority, on this day personally appeared ________, Smithville Independent School District, President, Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____day of ______, 2024.

Notary Public, State of Texas My commission expires_____

SMITHVILLE INDEPENDENT SCHOOL DISTRICT

By

Secretary, Board of Trustees

THE STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared ________, Smithville Independent School District, Secretary, Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____day of ______, 2024.

Notary Public, State of Texas My commission expires

After recording, return to: Carmen Martinez 402 Washington Street Smithville, Texas 78957