

DEED WITHOUT WARRANTY

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.

DATE: _____, 2018

GRANTOR: *County of Hill, Texas*

PO Box 457; Hillsboro, Texas 76645

GRANTOR: *Hillsboro Independent School District*

121 E. Franklin; Hillsboro, Texas 76645

GRANTEE: *City of Hillsboro, Texas*

214 E. Elm Street; Hillsboro, Texas 76645

CONSIDERATION: Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, and for the public purpose of providing for flood control

PROPERTY: all of GRANTORS' undivided interest in and to the following properties:

TRACT ONE: Lot 3A, Block 62, McMullen Addition, to the City of Hillsboro, Hill County, Texas (Volume 1933, Page 160, Official Public Records, Hill County, Texas) Tax Account No. 103522

TRACT TWO: Lot 3B, Block 62, McMullen Addition, to the City of Hillsboro, Hill County, Texas (Volume 1933, Page 160, Official Public Records, Hill County, Texas) Tax Account No. 103984

TRACT THREE: Lot 5, Block 62, McMullen Addition, to the City of Hillsboro, Hill County, Texas (Volume 1933, Page 160, Official Public Records, Hill County, Texas) Tax Account No. 103686

TRACT FOUR: Lots 13 and 14A, Block 62, McMullen Addition, to the City of Hillsboro, Hill County, Texas (Volume 1933, Page 160, Official Public Records, Hill County, Texas) Tax Account No. 102080

TRACT FIVE: Lot 29B, Sweeney Addition, to the City of Hillsboro, Hill County, Texas (Volume 1933, Page 160, Official Public Records, Hill County, Texas) Tax Account No. 103684

TRACT SIX: Lot 31E, Sweeney Addition, to the City of Hillsboro, Hill County, Texas (Volume 1933, Page 160, Official Public Records, Hill County, Texas) Tax Account No. 107561

TAX FORECLOSURE LAWSUIT: Cause No. 12186A; Hillsboro Independent School District v. Daisy Owens et al, 66th Judicial District Court, Hill County, Texas

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:

This conveyance is expressly subject to all easements and restrictions of record. This conveyance is expressly subject to any existing right of redemption remaining to the former owner of the PROPERTY under the provisions of law.

GRANTOR, for and in consideration of the amount set out above and subject to the reservations from and exceptions to conveyance, and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which are acknowledged by GRANTOR, has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY to the GRANTEE the PROPERTY.

TO HAVE AND TO HOLD all of its right, title and interest in and to the above described PROPERTY and premises unto the said GRANTEE, GRANTEE'S heirs and assigns forever without warranty of any kind.

GRANTOR excludes and excepts any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor.

GRANTOR has not made, and does not make, any representations, warranties or covenants of any kind or character whatsoever, whether express or implied with respect to the quality or condition of the PROPERTY, the suitability of the properties for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations or the disposal of any hazardous or toxic substances in or on the PROPERTY.

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

IN TESTIMONY WHEREOF, GRANTOR, pursuant to Section 34.05(a) and (b) of the Texas Tax Code, has caused these presents to be executed on the date set forth in the acknowledgement attached hereto, TO BE EFFECTIVE as of the date listed above.

COUNTY OF HILL, TEXAS

BY: _____
Justin W. Lewis, County Judge

THE STATE OF TEXAS §

COUNTY OF HILL §

BEFORE ME, the undersigned authority, on this day personally appeared *Justin W. Lewis, County Judge, County of Hill, Texas*, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2018.

Notary Public, State of Texas

HILLSBORO INDEPENDENT SCHOOL DISTRICT

BY: _____
DR. CHRISTOPHER TEAGUE
President, Board of Trustees

THE STATE OF TEXAS §

COUNTY OF HILL §

BEFORE ME, the undersigned authority, on this day personally appeared *Dr. Christopher Teague, President, Board of Trustees, Hillsboro, Independent School District*, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2018.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
THE MCCREARY LAW FIRM
PO BOX 1669
WACO, TEXAS 76703-1669

S Church St

ALL 15.0000 AC

HILLSBORO ISD

376933

E 3rd St

HILLSBORO ISD
23F 114869
1.1938 AC

1175/155 56 102479 1A&1B 103941	101465 56 101465	104220 1D 148330 148329 56 134 56 148329
56 2 107318	56 114021 3&4	11 101689 56 114023
56 114022 534/385 5B 103385 56	56 104841 6	12 114024 56 11 101689 56
56 114022 534/385 5B 103385 56	56 104841 6	11 101689 56 114023
56 114022 534/385 5B 103385 56	56 104841 6	11 101689 56 114023

Gooden St

102837	107321	15 101690 56	107321
114027 18D 56	101736	16 114026 56 104282 56 100653 56 100053	104269
114028 18E 56	104269	20A 20B 20C	114030 22
114029 19	114030 22	20C	

Pine St

100225 29E	101815	103684	114870
30I 103965	30G 100214	30E 104172 203/846 30F 114872	102533 30A 105215 105192
30H 104854	30J 104854	30E 104172 203/846 30F 114872	103118

Sweeney St

31A 114873	31B 104213	31C 114874	31D 104334	31E 107561	31F 107562	31G 114875	31H 114876	31I 102623	31J 101575	31K 243/546	31L 104855	31M 31J,32E,33E&34D	31N 100167	31O 103581	31P 114880
114873	104213	114874	104334	107561	107562	114875	114876	102623	101575	243/546	104855	31J,32E,33E&34D	100167	103581	114880
114873	104213	114874	104334	107561	107562	114875	114876	102623	101575	243/546	104855	31J,32E,33E&34D	100167	103581	114880

S Abbot St

693/030 1&8 114064	107329	103522	103984	101531	103686 PIERCE JIM
1427/294	107331	7&PT8	114065	1030/354	MCKENZIE ALDRIDGE
107332	LONG LEE WATKINS	114066	102539 10	11&12A 100511	BROOKS GARNISH EST
102080	114067 12B	114068 14B	105411 15	114067 12B	WILSON JOHNNIE LEE

Pine St

29 100406 1473/025	114055 21	114054 20	BAKER CREIGHTON 100226 1838/091	100405 28B 1725/168	101407 28A	101406 2	102507 3A	114048 3B 1847/618	102850 3C	134306 4A	133158 4B 690/212	GRACE CARLTON 103999 1464/0373	103942	104843 7	114049 8	100373 9A	102027 9B	102027 9B	114051 10	29 114043 8	28 134304
114055 21	114054 20	BAKER CREIGHTON 100226 1838/091	100405 28B 1725/168	101407 28A	101406 2	102507 3A	114048 3B 1847/618	102850 3C	134306 4A	133158 4B 690/212	GRACE CARLTON 103999 1464/0373	103942	104843 7	114049 8	100373 9A	102027 9B	102027 9B	114051 10	29 114043 8	28 134304	

Corsicana Hwy

Peabody St

Sycamore St

16-R134308 1700/060	103973	107333	104848	114070	114071	102080	102539 10	11&12A 100511	BROOKS GARNISH EST	114067 12B	WILSON JOHNNIE LEE 105411 15
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Pine St

114074	104849	101600	104844	240292	114057 1807/321	114058 24	114059 25	114060 26	100740 27	107327 28	107328 29	104150 30	104603 31	114061 32	105396	114046	114047 37&38
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Brown St

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.