

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.

Warranty Deed

Date: _____, 2019, but effective March 24, 2014

Grantor: The Board of Trustees, Ector County Independent School District

Grantee: Embassy Christian Ministries

Grantee's Mailing Address:

308 McKnight
Odessa, Texas 79762

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 4 and the South 10 feet of Lot 5, Block 45, SCHARBAUER PLACE, 2ND FILING, an Addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof of record in Volume 3, Page 372, Deed Records, Ector County, Texas.

Reservations from Conveyance:

- 1) Any prior mineral reservation of record;
- 2) Present restrictions, if any, existing against said property;
- 3) Existing Building and Zoning Ordinances, if any;
- 4) Easements and Leases that appear of record and any easements visible upon inspection of property; and
- 5) Ad Valorem property taxes not yet due and payable.

This conveyance is being made by Grantor, and accepted by Grantee expressly subject to the following restrictions:

- a) The above-described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.
- b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or

instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renew or encourage, a dual school system.

These restrictions and conditions shall be binding upon Grantee, its successors and assigns, for a period of fifty (50) years from the date hereof; and in case of a violation of either or both of the above restrictions, the estate herein granted shall, without entry or suite, immediately revert to and vest in the Grantor herein and its successors, this instrument shall be null and void, and Grantor and its successors shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of Grantor herein and its successors shall be a waiver or the operation or enforcement of such condition.

The restriction set out in (a) above shall be construed to be for the benefit of any person prejudiced by its violation. The restriction specified in (b) above shall be construed to be for the benefit of any public school district of any person prejudiced by its violation.

Grantor, for the Consideration and subject to the Reservations from Conveyance, 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.

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

The Board of Trustees, Ector County
Independent School District

Dr. Donna C. Smith, President

STATE OF TEXAS)

COUNTY OF ECTOR)

This instrument was acknowledged before me on _____,
2019, by Dr. Donna C. Smith, President of The Board of Trustees,
Ector County Independent School District.

Notary Public