



**GAY, McCALL, ISAACKS, GORDON, & ROBERTS, P.C.**  
ATTORNEYS AND COUNSELORS

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▼Board Certified - Civil Trial Law  
Texas Board of Legal Specialization  
#Board Certified Family Law  
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State Bar of Texas

DAVID B. McCALL\*+  
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WILLIAM J. ROBERTS \*+  
BRANTLEY SAUNDERS  
J. DOUGLAS BURNSIDE  
MARK A. WALSH  
ROBERT DRY III

FEBRUARY 17, 2014

Superintendent Richard Matkin- Plano ISD  
City Manager, Bruce Glasscock - City of Plano  
Mr. Keith Self - Collin County  
Mr. Ralph Hall - Collin County CCD

RE: SPECIAL WARRANTY DEED FOR STRUCK OFF PROPERTY  
Account No. : R-0150004005B1

Gentlemen:

Enclosed please find a Special Warranty Deed for your NOTARIZED signature. The property was struck back to the taxing entities in a previous Order of Sale. The purchaser, AGAPE RESOURCES & ASSISTANCE CENTER, INC., has paid the total amount from the Judgment in taxes and court costs. The property is 707 11<sup>th</sup> Street, Lot 5B &4B, of the L A Davis Addition to the City of Plano, Collin County, Texas.

Please sign and return to Gay, McCall, Isaacks, Gordon & Roberts, attention Pam McGuffey using the enclosed Certified Envelope.

Sincerely,

David McCall  
Attorney for Plano ISD, City of Plano, Collin  
County, Collin County CCD

**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.**

**SPECIAL WARRANTY DEED**

Date: FEBRUARY 17, 2014

Grantor: PLANO INDEPENDENT SCHOOL DISTRICT, CITY OF  
PLANO/COLLIN COUNTY, and COLLIN COUNTY  
COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):  
2700 w. 15<sup>TH</sup> Street  
Plano, Collin County, Texas 75075

Grantee: AGAPE RESOURCES & ASSISTANCE CENTER, INC.  
A non-profit corporation

Grantee's Mailing Address (including county):  
1712 O Avenue  
Plano, Collin County, Texas 75074

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

Property (including any improvements):

Situated in Collin County, Texas and being 707 11<sup>th</sup> Street, Lot 5B &4B, of the L A Davis Addition to the City of Plano, as described in the Warranty Deed recorded in Volume 1872, Page 828 Deed Records of Collin County, Texas, and being the same property described in Sheriff's Deed dated SEPTEMBER 9, 2010.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.

3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Sub-chapter B, Texas Property Tax Code.
6. Taxes for 2014, the payment of which is assumed by Grantee herein.

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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

ATTEST:

PLANO INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

CITY OF PLANO

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

COLLIN COUNTY

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

BY: \_\_\_\_\_

Title: \_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2014,  
by \_\_\_\_\_, \_\_\_\_\_ of Plano  
Independent School District as the act and deed of said Plano Independent School  
District.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
\_\_\_\_\_  
Notary's commission expires:  
\_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014,  
by \_\_\_\_\_, \_\_\_\_\_ of City of Plano, Texas  
as the act and deed of said City of Plano, Texas.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
\_\_\_\_\_  
Notary's commission expires:  
\_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_, \_\_\_\_\_, of Collin County, as the act and deed of said Collin County.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

\_\_\_\_\_  
Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_, \_\_\_\_\_, of Collin County Community College District, as the act and deed of said Collin County Community College District.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

\_\_\_\_\_  
Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

Agape Resources & Assistance Center, Inc. Gay, McCall, Isaacks, Gordon & Roberts, P. C.  
1712 O Avenue 777 East 15<sup>th</sup> Street  
Plano, Texas 75074 Plano, Texas 75074

\_\_\_\_\_  
SPECIAL WARRANTY DEED