

SPECIAL WARRANTY DEED

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: April 13, 2020

GRANTOR: Palestine Independent School District

GRANTEE: City of Palestine, Texas

GRANTEE'S MAILING ADDRESS: 504 N Queen St.; Palestine, Texas 75801

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, including the public purpose of allowing the City of Palestine to use the property for economic development of adjoining property.

PROPERTY: All of GRANTOR'S undivided interest in and to Lot 5, Palestine Mall Addition to the City of Palestine, Anderson County, Texas (Volume 2581, Page 0545, Official Public Records, Anderson County, Texas) Tax Account No. R34501

TAX LAWSUIT: Cause No. DCCV16-334-369, County of Anderson, Texas v. Nathan Dewayne White et al., 369th Judicial District Court

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:

This conveyance is expressly subject to all easements and restrictions of record.

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, its successors and assigns forever; and GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto GRANTEE and GRANTEE's 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.

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.

Executed the date acknowledged, to be effective as of the date first set forth above.

PALESTINE INDEPENDENT SCHOOL DISTRICT

BY: _____
Michael Bennett, President
Palestine Independent School District

THE STATE OF TEXAS §
 §
COUNTY OF ANDERSON §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Bennett, President, Palestine 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of April, 2020.

Notary Public, State of Texas

ACCEPTED BY:
CITY OF PALESTINE, TEXAS

BY: _____
Leslie Cloer, City Manager

THE STATE OF TEXAS §
 §
COUNTY OF ANDERSON §

BEFORE ME, the undersigned authority, on this day personally appeared Leslie Cloer, City Manager of the City of Palestine, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

Notary Public, State of Texas

After Recording, Return To: McCreary Law Firm, 703 N Mallard Ste 104A, Palestine, Texas 75801