

RIGHTS AS NECESSARY. THE PROPERTY USE REQUIREMENT IS BINDING ON ALL GRANTEE'S SUCCESSORS AND ASSIGNS.

Exceptions to Conveyance & Warranty: Any and all validly existing easements and leases of record, apparent easements, prior or existing mineral reservations, restrictions, covenants, ordinances, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; ad valorem property taxes not yet due and payable (if applicable), which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Conveyance of Property: Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, and CONVEY to Grantee its entire interest in the Property, located in Ector County, Texas, together with its interest in 1) all buildings, structures, fixtures, and improvements located on, in, or under the real property, and 2) all of Grantor's right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of the Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, through, or adjoining the real property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, Grantor binds Grantor and Grantor's successors, and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, though, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS, STATEMENTS, OR OTHER ASSERTIONS ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Miscellaneous Terms: When the context requires, singular nouns and pronouns include the plural. The Property is sold, transferred, and conveyed subject to any existing tax, mortgage,

and other liens. Grantee, by its acceptance of this Special Warranty Deed, assumes payment of all standby charges and/or assessments for the 2026 calendar year and later calendar years not yet due and payable (if applicable), each to the extent attributable to all or part of the Property. This instrument was prepared based on information furnished by the parties, and no independent title search has been made or requested.

Additional Covenants of Grantee: Grantee covenants and agrees that ECISD’s students, staff, and administrators shall have access to the Property as long as the Property is open to the public. Grantee further agrees that its construction, development, maintenance, continued use, and/or ownership of the Property shall not interfere with ECISD’s access to or use of its currently existing facilities, including, without intent as limitation, the parking lot east of G.E. Buddy West Elementary School.

GRANTOR:

Tammy Hawkins, President of
ECISD Board of Trustees

THE STATE OF TEXAS §
 §
COUNTY OF ECTOR §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tammy Hawkins in her capacity as the President of the Board of Trustees of the Ector County Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in the instrument, and in the capacity stated in it. The acknowledging person personally appeared by physically appearing before me.

Given under my hand and seal of office, this ____ day of _____, 2026.

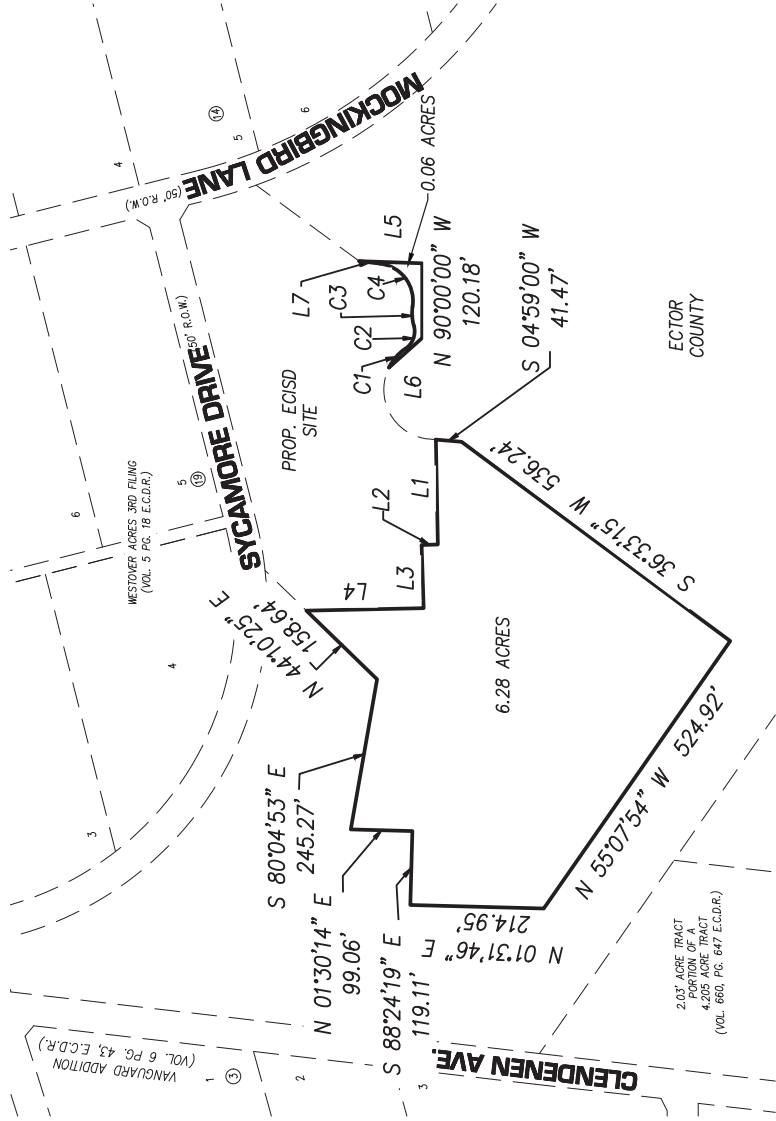
Notary Public, State of Texas

AFTER RECORDING, RETURN TO THE FOLLOWING:

1010 East 8th Street
Odessa, Texas 79761
ATTN: John Henderson

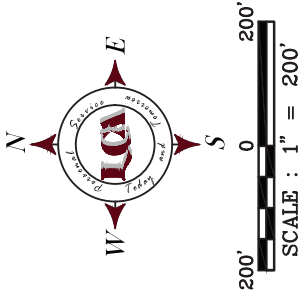
EXHIBIT A

EXHIBIT "B"
REMAINDER OF LOT 1, BLOCK 1,
KELLUS TURNER
BEING A 6.84 ACRES TRACT
IN SECTION 22, BLOCK 43, T-2-S
ECTOR COUNTY, TEXAS



LINE #	BEARINGS	DISTANCE
L1	N 88°57'08" E	168.97'
L2	S 01°32'38" E	26.20'
L3	N 88°04'33" E	101.68'
L4	S 01°13'49" E	188.87'
L5	S 01°55'12" W	101.52'
L6	N 41°42'30" E	71.65'
L7	N 06°45'08" E	33.96'

CURVE #	DELTA	RADIUS	LENGTH	CD. BEARING	CD. DIST.
C1	29°10'47"	80.05'	40.77'	S 49°00'24" E	40.33'
C2	71°10'13"	34.00'	42.23'	S 70°00'02" E	39.57'
C3	24°03'54"	75.00'	31.50'	N 86°26'43" E	31.27'
C4	91°43'28"	60.00'	96.05'	N 52°36'51" E	86.12'



ENG. _____
 SURV. _____
 ICA/DOB No. 2025-002



ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
 521 North Texas, Odessa TX. 79761 F-1001363 F-10031300
 Phone # (432) 332-5058 E-Mail: ica@icadodessa.com