

**DEED WITHOUT WARRANTY**

**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.**

**DATE:** February \_\_\_\_, 2019

**GRANTOR:**

County of Hill, Texas  
Hillsboro Independent School District

**GRANTOR'S MAILING ADDRESS:**

P. O. Box 457; Hillsboro, Texas 76645  
121 E. Franklin Street; Hillsboro, Texas 76645

**GRANTEE:** The City of Hillsboro, Texas

**GRANTEE'S MAILING ADDRESS:** P. O. Box 568; Hillsboro, Texas 76645

**CONSIDERATION:** Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, including the public purpose of the City of Hillsboro abating excess drainage from said properties.

**PROPERTY:** All of **Grantors'** undivided interest in and to the following properties:

**TRACT 1:** Lot 2, Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 101406

**TRACT 2:** Lot 28A, Block 62, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 101407

**TRACT 3:** Lot 5, Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 103999

**TRACT 4:** Lot 9A, Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 100373

**TRACT 5:** Lot 13, Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 102512

TRACTS 1, 2, 3, 4 and 5 being more particularly described in Volume 1933, Page 162, Official Public Records, Hill County, Texas

**TRACT 6:** Lot 41, Block 60, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 101312

**TRACT 7:** Lot 10 Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 114051

**TRACT 8:** Lot 9B, Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 102027

**TRACT 9:** Lot 30F, Sweeney Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 114872

TRACTS 6, 7, 8 and 9, being more particularly described in Volume 1978, Page 718, Official Public Records, Hill County, Texas

**TRACT 10:** Lot 31H, Sweeney Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 114876 (Volume 1978, Page 716, Official Public Records, Hill County, Texas)

**TRACT 11:** Lot 30E, Sweeney Addition, to the City of Hillsboro, Hill County, Texas, Tax Account No. 104172 (Volume 1978, Page 724, Official Public Records, Hill County, Texas)

**TAX FORECLOSURE LAWSUITS:** 66<sup>th</sup> Judicial District Court, Hill County, Texas

**TRACTS ONE, TWO, THREE, FOUR AND FIVE:** Cause No. 12184A, Hillsboro Independent School District v Jacqueline Fennell, et al

**TRACTS SIX, SEVEN, EIGHT AND NINE:** Cause No. T131-17, Hillsboro Independent School District v Barbara Jean McQueen, et al

**TRACT TEN:** Cause No. T019-17, Hillsboro Independent School District v Homerzell Greer

**TRACT ELEVEN:** Cause No. T040-18, Hillsboro Independent School District v Harriet Shelton

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:**

This conveyance is expressly made 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 does GRANT, SELL, AND CONVEY to the Grantee the Property.

Grantor excludes and excepts any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or § 5.023 of the TEXAS PROPERTY CODE or its successor.

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, his heirs and assigns forever without warranty of any kind, so that neither the Grantor, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the Property, premises or appurtenances, or any part thereof.

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 Property 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 § 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

HILLSBORO INDEPENDENT SCHOOL DISTRICT

BY: \_\_\_\_\_  
*CHRIS TEAGUE*  
*President, Board of Trustees*

THE STATE OF TEXAS           §

COUNTY OF HILL               §

BEFORE ME, the undersigned authority, on this day personally appeared *Chris 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State of Texas

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