



20111201001298480 12/01/2011 01:09:30 PM D1 1/6

## SPECIAL WARRANTY DEED

Date: June 17, 2011

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

Grantor's Mailing Address (including county):

222 N. Tennessee  
McKinney, Texas 75069  
Collin County

Grantee: North Collin County Habitat for Humanity

Grantee's Mailing Address (including county):

P.O. Box 153  
McKinney, Texas 75070  
Collin County

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

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the property, its physical condition or any other matter or thing relating to or affecting the property and that the property is being conveyed and transferred to Grantee "AS IS, WHERE IS AND WITH ALL FAULTS."

Grantor does not warrant or make any representation, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety, and the environment) or any other matter affecting the property.

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 successors, or assigns forever. Grantor binds Grantor and Grantor's successors 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, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 416-00269-2009 in the 416<sup>th</sup> Judicial District Court, Collin County, Texas, and no more.

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

McKINNEY INDEPENDENT SCHOOL DISTRICT

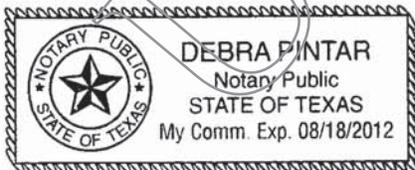
By: Lynn Sperry  
Title: President

ATTEST:

Debra Pinter  
(Acknowledgment)

THE STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23 day of August, 2011, by Lynn Sperry, Board President of the McKinney Independent School District as the act and deed of said McKinney Independent School District.



Debra Pinter  
Notary Public, State of Texas  
Notary's name, (printed): Debra Pinter

Notary's commission expires: 8/18/12

CITY OF MCKINNEY

By: *Rick Chaffin*

Title: By Rick Chaffin, Deputy City Manager and authorized signatory

ATTEST:

*Emily Ward 8/9/11*

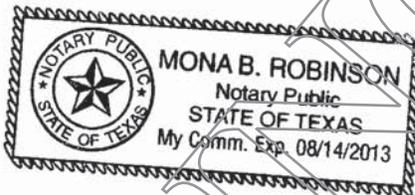


(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 8th day of August, 2011, by Rick Chaffin, Deputy City Manager of the City of McKinney, Texas as the act and deed of said City of McKinney, Texas.



*Mona B. Robinson*  
Notary Public, State of Texas  
Notary's name, (printed): Mona B. Robinson

Notary's commission expires: 8-14-2013

COLLIN COUNTY, TEXAS

By: *Keith Self*

Title: County Judge

ATTEST:

*Jeresa Mercer*

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 18th day of July, 2011, by Keith Self, County Judge of Collin County, Texas as the act and deed of said Collin County, Texas.

*Georgia D. Shepherd*  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: 10/25/2012



COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Ralph D. Hall

Title: District VP of Admin & CFO

ATTEST:

Barbara Jindera

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29<sup>th</sup> day of

July, 2011, by Ralph G. Hall

District VP of Admin. & CFO of Collin County Community College District as

the act and deed of said Collin County Community College District.

Jennifer Gilchrist

Notary Public, State of Texas

Notary's name, (printed):

Jennifer Gilchrist

Notary's commission expires: 6-30-2012

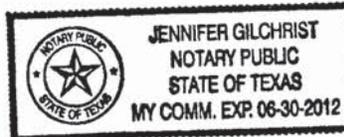


EXHIBIT A

BEING LOT 003A, BLOCK 6, GERRISH ADDITION, AKA 704 RIKE ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 5127, PAGE 3630, IN THE COLLIN COUNTY LAND RECORDS.

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/01/2011 01:09:30 PM  
\$36.00 DLAIRD  
20111201001298480



*Stacey Kemp*