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### **GENERAL WARRANTY DEED**

**Date:** October 11, 2011

**Grantor:** COLLIN COUNTY, a political subdivision of the State of Texas,  
acting by and through its Duly Authorized Official

**Grantor's Mailing Address:** Collin County Courthouse  
2100 Bloomdale  
McKinney, TX 75071  
Collin County

**Grantee:** MICHELE PRICE

**Grantee's Mailing Address:** 1300 Antioch Dr.  
Rockwall, TX 75087  
Rockwall County

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

**Property (including any improvements):**

BEING that certain lot, tract or parcel of land situated in the Wm. Coode Survey, Abstract No. 139, Van Zandt County, Texas, being a part of that certain called 45.0 acre tract described in a Quit-Claim Deed, dated December 3, 2010, from Chelsea L. Willis to FTA Refuge, recorded in Document No. 2011-000461 of the Real Records of Van Zandt County, Texas, and this portion thereof being more completely described as follows, to-wit:

BEGINNING at a point for the South corner of the above mentioned 45.0 acre tract and being located in the Southwest line of the Wm. Coode Survey, Abstract No. 139;

THENCE: North 44 deg. 30 min. 50 sec. West, with the Southwest line fo said 45.0 acre tract, common to the Southwest line of the Wm. Coode Survey, a distance of 913.84 feet to a point for corner in same;

THENCE: North 43 deg. 45 min. 33 sec. East, a distance of 1051.48 feet to a point for corner in the Northeast line of said 45.0 acre tract;

THENCE: South 45 deg. 44 min. 27 sec. East, with the Northeast line of said 45.0 acre tract, a distance of 913.46 feet to a point for the East corner of same;

THENCE: South 43 deg. 45 min. 33 sec. West, with the Southeast line of said 45.0 acre tract, a distance of 1071.05 feet to the POINT OF BEGINNING and containing 22.3 acres of land, more or less.

Being the same land described in deed dated May 4, 2011, from FTA REFUGE, INC., a Texas corporation to Michele Price, recorded in Document No. 2011-003136, Real Records, Van Zandt County, Texas.

**Reservations from and Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2011 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.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

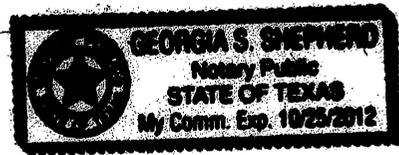
**COLLIN COUNTY, a political subdivision  
of the State of Texas**

By: *Keith Self*  
**Duly Authorized Official**

STATE OF TEXAS        )  
COUNTY OF Collin )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Keith Self, as the Duly Authorized Official of COLLIN COUNTY, a political subdivision of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17th day of October, 2011.



*Georgia S. Shepherd*  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Curtis, Alexander, McCampbell & Morris, P.C.  
No. 1 Planters Street  
P.O. Box 38  
Emory, TX 75440

AFTER RECORDING RETURN TO:  
Michele Price  
1300 Antioch Dr.  
Rockwall, TX 75087