



20120404000394430 04/04/2012 03:34:24 PM D1 1/10

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.

SPECIAL WARRANTY DEED

Date: FEBRUARY 15, 2012

Grantor: PLANO INDEPENDENT SCHOOL DISTRICT/CITY OF
PLANO/COLLIN COUNTY AND COLLIN COUNTY COMMUNITY
COLLEGE DISTRICT

Grantor's Mailing Address (including county):
1520 Avenue K
Plano, Collin County, Texas 75074

Grantee: DFW BJRI II, LTD.

Grantee's Mailing Address (including county):
c/o George Roddy, Jr.
4851 Keller Springs Road, Suite 219
Addison, Dallas County, Texas 75001

Consideration: SEVEN THOUSAND DOLLARS and no/100 (\$7,000.00) and other good
and valuable consideration.

Property (including any improvements):

Situated in Collin County, Texas and being 1909 Hawthorne Lane, Block
15, Lot 23 of the Plano Park #8 Addition to the City of Plano, Collin
County, Texas as described in the Warranty Deed recorded in Volume
1875, Page 580, Deed Records of Collin County, Texas, and being the
same property described in Sheriff's Deed dated
SEPTEMBER 7, 2010. R-0357-015-0230-1

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, Sub-chapter B, Texas Property Tax Code.
6. Taxes for 2012, the payment of which is assumed by Grantee herein.

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 heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

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

ATTEST:

Mary A Lewis

PLANO INDEPENDENT SCHOOL DISTRICT

BY:

Paul Mitt
Title: Interim Superintendent

ATTEST:

CITY OF PLANO

BY: _____

Title: _____

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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, Sub-chapter B, Texas Property Tax Code.
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When the context requires, singular nouns and pronouns include the plural.

ATTEST:

PLANO INDEPENDENT SCHOOL DISTRICT

BY: _____

Title: _____

ATTEST:

CITY OF PLANO

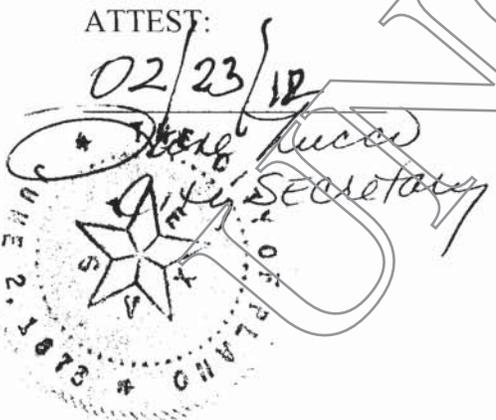
BY: [Signature]

Title: CITY MANAGER

APPROVED AS TO FORM:

BY: [Signature]

Diane C. Wetherbee, City Attorney



ATTEST:

Shonda Kesting

COLLIN COUNTY

BY:

Keith Chisely

Title:

County Judge

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE

BY:

Title:

UNOFFICIAL

ATTEST:

COLLIN COUNTY

BY: _____

Title: _____

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE

Rafaelne Jones

BY: Joseph B. Wall

Title: District VP of Administration & CFO

UNOFFICIAL

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23 day of February, 2012, by Richard Matkin, Interim Superintendent of Plano Independent School District, as the act and deed of said Plano Independent School District.



Mary Ann Lewis
Notary Public, State of Texas
Notary's name (printed):
Mary Ann Lewis
Notary's commission expires:
5-18-2012

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2012, by _____, _____, of City of Plano, as the act and deed of said City of Plano.

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

Notary's commission expires:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2012, by _____, _____ of Plano Independent School District, as the act and deed of said Plano Independent School District.

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

Notary's commission expires:

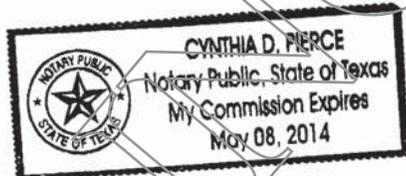
THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23 day of February, 2012, by Bruce D. Glasscock City Manager, of City of Plano, as the act and deed of said City of Plano.

Cynthia D. Pierce
Notary Public, State of Texas
Notary's name (printed):

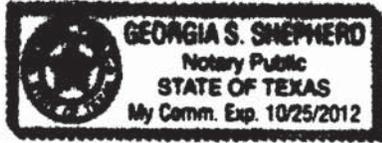
Cynthia D. Pierce
Notary's commission expires:
5-8-2014



THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 9th day of March, 2012, by Keith Self, County Judge, of Collin County, as the act and deed of said Collin County.



Georgia S. Shepherd
Notary Public, State of Texas

Notary's name (printed):
Georgia S. Shepherd

Notary's commission expires:
10/25/2012

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2012, by _____, _____, of Collin County Community College,, as the act and deed of said Collin County Community College.

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

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2012, by _____, _____, of Collin County, as the act and deed of said Collin County.

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

Notary's commission expires:

THE STATE OF TEXAS §

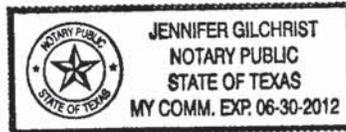
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 28 day of March, 2012, by Ralph G. Hall, District VP of Admin/CEO, of Collin County Community College., as the act and deed of said Collin County Community College.

Jennifer Gilchrist
Notary Public, State of Texas
Notary's name (printed):

Jennifer Gilchrist

Notary's commission expires:
6-30-2012



AFTER RECORDING RETURN TO:
DFW BJRI, II, LTD.
c/o George Roddy, Jr.
4851 Keller Springs Rd., Suite 219
Addison, Texas 75001

PREPARED IN THE LAW OFFICE OF:
Gay, McCall, Isaacks, Gordon & Roberts
777 E. 15th Street
Plano, Texas 75074

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/04/2012 03:34:24 PM
\$52.00 CJAMAL
20120404000394430

