



20120613000706450 06/13/2012 03:02:12 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: March 20, 2012

Grantor: CITY OF CELINA/ COLLIN COUNTY/COLLIN COUNTY
COMMUNITY COLLEGE DISTRICT and CELINA INDEPENDENT
SCHOOL DISTRICT

Grantor's Mailing Address (including county):
777 East 15th Street
Plano, Collin County, TX 75074

Grantee: BRENT ASHTON

Grantee's Mailing Address (including county):
4183 Cedar Bluff
Frisco, Collin County, Texas 75034

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

Property (including any improvements): Situated in the Town of Celina, Collin County, Texas in the B.B.B. and C.R.R. Company Survey Abstract No. 132, being a resurvey of part of the 80 acres of land described in a deed from Lois Walker and husband P.L. Walker to E.R. McDonnell and wife Ruth McDonnell dated April 30, 1974, record in Volume 913, page 210 of the Collin County Deed Records, said 3.00 acres of land being out of the northwest corner of the Miller, Collins and Young Addition to the Town of Celina, Collin County, Texas as recorded in Volume 1, Page 68 of the Collin County Map and Plat records, and being described by metes and bounds description as containing 1.4612 acres of land and being the same property described in Sheriff's Deed Volume 4804 Page 1927, dated November 7th, 2000. (R-6132-000-0280-1)

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 2011, 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:

CITY OF CELINA

BY: *[Signature]*

Title: *City Manager*

ATTEST:

COLLIN COUNTY

BY: _____

Title: _____

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

BY: _____

Title: _____

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

ATTEST:

CITY OF CELINA

BY: _____

Title: _____

ATTEST:

Shonda Kudung

COLLIN COUNTY

BY: *Keith A. Hill* _____

Title: *County Judge* _____

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

BY: _____

Title: _____

3. Rights of parties in possession.
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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:

CITY OF CELINA

BY: _____

Title: _____

ATTEST:

COLLIN COUNTY

BY: _____

Title: _____

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Raanne Rogers

BY: *Joseph A. Lohell*

Title: *District VP of Admin/CFO*

ATTEST:

CELINA INDEPENDENT SCHOOL DISTRICT

BY: _____

Title: _____

(Acknowledgment)

THE STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 26 (day of March, 2012, by Mike Foreman, City Manager of CITY OF CELINA, as the act and deed of said CITY OF CELINA.



Vicki J. Faulkner
Notary Public, State of Texas

Notary's name (printed):

VICKI J Faulkner

Notary's commission expires:

9-22-2015

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:

ATTEST:

CELINA INDEPENDENT SCHOOL DISTRICT

BY: _____

Title: _____

(Acknowledgment)

THE STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the _____ (day of _____, 2012,
by _____, _____ of CITY OF CELINA,
as the act and deed of said CITY OF CELINA.

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

Notary's commission expires:

THE STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

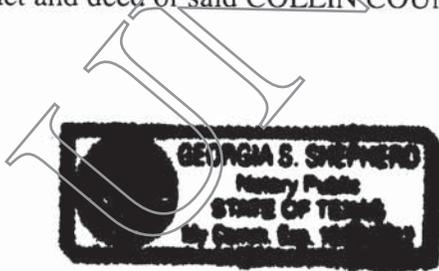
This instrument was acknowledged before me on the 16th day of April, 2012,
by Keith Self County Judge, of COLLIN COUNTY,
as the act and deed of said COLLIN COUNTY.

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

Georgia S. Shepherd

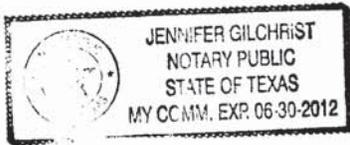
Notary's commission expires:

10/25/2012



THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 25 day of April, 2012,
by Ralph G. Hall, District VP of Admin/CEO, 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

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2012,
by _____, _____, of CELINA
INDEPENDENT SCHOOL DISTRICT, as the act and deed of said CELINA 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 _____ day of _____, 2012,
by _____, _____, of COLLIN COUNTY
COMMUNITY COLLEGE DISTRICT as the act and deed of said COLLIN COUNTY
COMMUNITY COLLEGE DISTRICT.

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

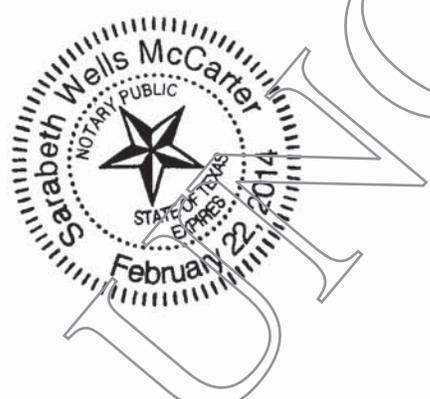
Notary's commission expires:

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of March, 2012,
by Donald L O'Dell, Interim Superintendent, of CELINA
INDEPENDENT SCHOOL DISTRICT, as the act and deed of said CELINA INDEPENDENT
SCHOOL DISTRICT.

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

Notary's commission expires:
February 22, 2014



AFTER RECORDING RETURN TO:
BRENT ASHTON
4183 CEDAR BLUFF
FRISCO, TX 75034

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

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/13/2012 03:02:12 PM
\$52.00 CJAMAL
20120613000706450



A handwritten signature in cursive script, appearing to read "Stacey Kemp".