



02/01/2013 01:58:33 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: October 11, 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 15<sup>th</sup> Street  
Plano, Collin County, TX 75074

Grantee: CECIL E. CROSS and JOHN BENNETT

Grantee's Mailing Address (including county):  
Cecil E. Cross  
12459 County Road 8  
Celina, Collin County, Texas 75009

John Bennett  
2560 N. Louisiana  
Celina, Collin County, Texas 75009

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

Property (including any improvements): 112 E. Oak Street; Being Lot 1, 2B, Block 43, of Celina  
Original Donation Addition to the Town of Celina, Collin County, Texas as recorded in the  
Collin County Deed Records. (R-1023-043-0010-1)

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:

CITY OF CELINA

*Wicki Faulkner*

BY: *Mark Fren*

Title: *City Manager*

ATTEST:

COLLIN COUNTY

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

CELINA INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 4 day of January 2012, by Mike Foreman, \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_, 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:  
\_\_\_\_\_

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:

\_\_\_\_\_

CITY OF CELINA

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

*Georgia Shepherd*

COLLIN COUNTY

BY: *Keith Underhill*

Title: *County Judge*

ATTEST:

\_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

BY: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ of CITY OF CELINA, as the act and deed of said CITY OF CELINA.

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

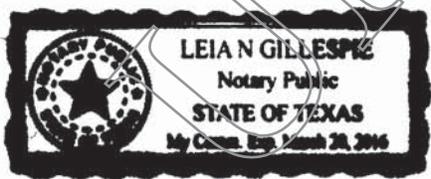
\_\_\_\_\_  
Notary's commission expires:

THE STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2013, by Keith Self, County Judge, of COLLIN COUNTY, as the act and deed of said COLLIN COUNTY.

Leia N. Gillespie  
Notary Public, State of Texas  
Notary's name (printed):  
LEIA N Gillespie

Notary's commission expires:  
MARCH 20, 2016



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:

CITY OF CELINA

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

COLLIN COUNTY

\_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

*Suzanne Armstrong*  
\_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

BY: *Keop B. Lee*  
\_\_\_\_\_

Title: *District VP of Admin. / CFO*  
\_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 24 day of January,  
2013, 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:  
6-30-2016

THE STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, 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:  
\_\_\_\_\_

UNOFFICIAL

ATTEST:

CELINA INDEPENDENT SCHOOL DISTRICT

\_\_\_\_\_

BY: Donald L. O'Dell

Title: Superintendent

(Acknowledgment)

THE STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 13<sup>th</sup> day of December, 20 12, by Donald L O'Dell, 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:**  
Gay, McCall, Isaacks, Gordon & Roberts  
777 E. 15<sup>th</sup> Street  
Plano, TX 75074

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

UNOFFICIAL

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/01/2013 01:58:33 PM  
\$52.00 CLUNA  
20130201000148330

