



20131014001417930 10/14/2013 12:47:16 PM D1 1/6

SPECIAL WARRANTY DEED

Date: October 4, 2013

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

Grantor's Mailing Address (including county):

P.O. Box 517
McKinney, Texas 75070-8013
Collin County

Grantee: Safari Development, LLC

Grantee's Mailing Address (including county):

5250 Hwy 78
Sachse, TX 75048
Dallas 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.

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. 366-03955-05 in the 366th 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: *Curtis Rippee*

Title: Board President

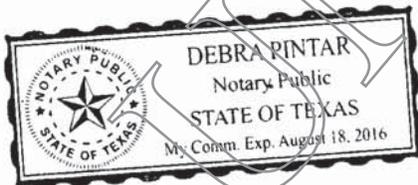
ATTEST: *Debra Pinter*

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27 day of August, 2013, by Curtis Rippee, 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: 8/18/16

COLLIN COUNTY, TEXAS

By: Keith Self

Title: County Judge

ATTEST:

Rhonda Kusting

(Acknowledgment)

THE STATE OF TEXAS §

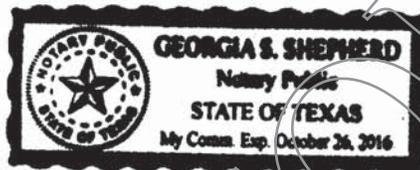
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of

July, 2013, by Keith Self,

County Judge of Collin County, Texas as the act and deed of

said Collin County, Texas.



Georgia S. Shepherd
Notary Public, State of Texas

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

Notary's commission expires: 10/26/2014

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Ralph B. Hall

Title: VP of Admin / CFO

ATTEST:

Roxanne R Jones

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1st day of August, 2013, by Ralph G. Hall

VP of Admin / CFO of the 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: 6-30-16



CITY OF MCKINNEY

By: [Signature]

Title: By Rob Daake, Deputy City Manager
and authorized signatory

ATTEST:

[Signature] 8/19/13

(Acknowledgment)



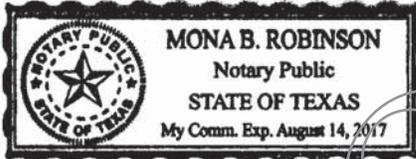
THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 19th day of

August, 2013, by Rob Daake

Deputy City Manager of the City of McKinney as the act and deed of
said City of McKinney.



[Signature]
Notary Public, State of Texas

Notary's name, (printed): Mona B. Robinson

Notary's commission expires: 8-14-2017

EXHIBIT A

BEING LOT 782A OF THE MCKINNEY OUTLOTS ADDITION, CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS, aka 404 S. McDONALD ST., AS RECORDED IN VOLUME
403, PAGE 439 OF THE COLLIN COUNTY DEED RECORDS

UNOFFICIAL

AFTER RECORDING RETURN TO:
Safari Development Company, LLC
5250 Hwy 78
Suite 750, LB 326
Sachse, TX 75048

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/14/2013 12:47:16 PM
\$36.00 CJAMAL
20131014001417930



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