



SPECIAL WARRANTY DEED

Date: October 4, 2013

Grantor: McKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY 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. 199-02246-89 in the 199th 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: [Signature]

Title: Board President

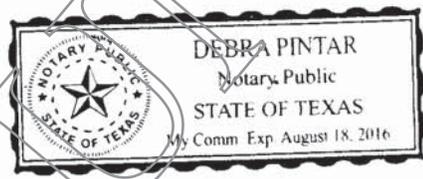
ATTEST: [Signature]

(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 Pintar
Notary Public, State of Texas
Notary's name, (printed): Debra Pintar
Notary's commission expires: 8/18/16

COLLIN COUNTY, TEXAS

By: Keith Self

Title: County Judge

ATTEST:

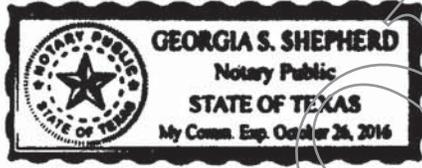
Phonda Kusting

(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: 10/26/2016

CITY OF MCKINNEY

By: [Signature]

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

ATTEST:

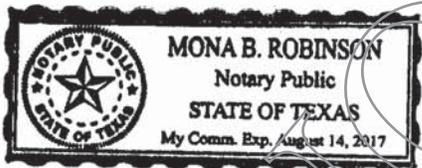
[Signature] 8/19/13

(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 PART OF LOTS 11 AND 12, BLOCK 6, OF THE H. & T. C. RAILROAD ADDTION,
COMMONLY KNOWN AS 408 MAIN STREET, CITY OF MCKINNEY, COLLIN COUNTY,
TEXAS, AS RECORDED IN VOLUME 883, PAGE 695 OF THE COLLIN COUNTY DEED
RECORDS

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/14/2013 12:47:16 PM
\$32.00 CJAMAL
20131014001417860

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



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