



20131014001417850 10/14/2013 12:47:16 PM D1 1/6

SPECIAL WARRANTY DEED

Date: October, 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. 366-016683-91 in the 366<sup>th</sup> 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

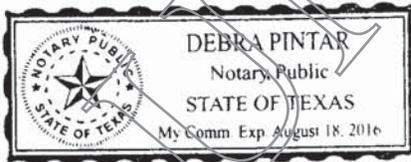
ATTEST: Debra Pintar

(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

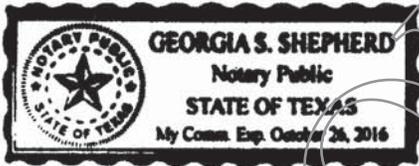
Rhonda Kesting

(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 D. Shepherd  
Notary Public, State of Texas  
Notary's name, (printed): Georgia S Shepherd  
Notary's commission expires: 10/26/2016

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Ralph G. Hall

Title: VP of Admin / CFO

ATTEST:

Rebecca R. Jones

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13<sup>th</sup> 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.

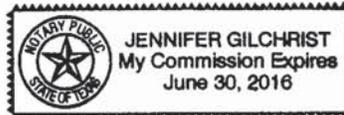
Jennifer Gilchrist

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:

Sandy [Signature] 8/19/13

(Acknowledgment)



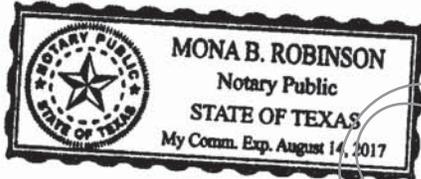
THE STATE OF TEXAS §

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.



Mona B. Robinson

Notary Public, State of Texas

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

Notary's commission expires: 8-14-2017

EXHIBIT A

BEING BLOCK 3, TRACT 161 OUT OF ABSTRACT 248 IN THE WILLIAM DAVIS SURVEY, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 629, PAGE 74 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  
20131014001417850



A handwritten signature in cursive script that reads "Stacey Kemp".