



20140528000528110 05/28/2014 01:56:55 PM D1 1/8

**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: MAY 1, 2014

Grantor: FARMERSVILLE INDEPENDENT SCHOOL DISTRICT/COUNTY AND COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):  
501A Highway 78N  
Farmersville, Collin County, Texas 75442

Grantee: TONY RIVENBARK

Grantee's Mailing Address (including county):  
2214 Village Crest Drive  
Garland, Dallas County, Texas 75044

Consideration: ONE THOUSAND FIVE HUNDRED DOLLARS and no/100 (\$1,500.00) and other good and valuable consideration.

Property (including any improvements):

Situated in Collin County, Texas and being Lot 16, of the Lavon Beach Estates Addition, Collin County, Texas, as described in the Warranty Deed recorded in Volume 5988, Page 4447, Deed Records of Collin County, Texas, and being the same property described in Sheriff's Deed dated AUGUST 23, 2005. R-0778-000-0160-1

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 2014, 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:

FARMERSVILLE INDEPENDENT SCHOOL DISTRICT

BY: Jeff Adams

Title: Superintendent

ATTEST:

*Shonda Kuding*

COLLIN COUNTY

BY:

*Keith A. Self*

Title:

*5/5/14*

ATTEST:

\_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE

BY:

Title:

\_\_\_\_\_

\_\_\_\_\_

UNOFFICIAL

ATTEST:

\_\_\_\_\_

COLLIN COUNTY

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

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

ATTEST:

*Ana Thompson*  
\_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE

BY: *Joseph S. Bell*  
\_\_\_\_\_

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

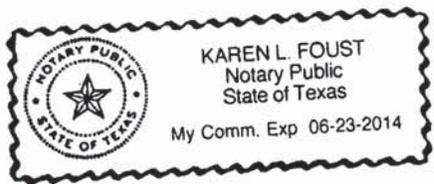
UNOFFICIAL

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 7<sup>th</sup> day of May, 2014,  
by [Signature] Superintendent of Farmersville  
Independent School District, as the act and deed of said Farmersville Independent School District.



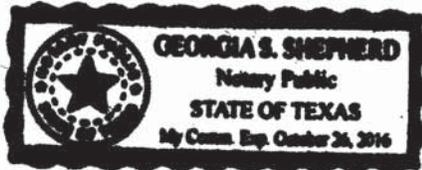
Karen S. Foust  
Notary Public, State of Texas  
Notary's name (printed):  
Karen L. Foust  
Notary's commission expires:  
06-23-14

UNOFFICIAL

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5th day of May, 2014,  
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:  
10/26/2016

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014,  
by \_\_\_\_\_, \_\_\_\_\_, of Collin County  
Community College,, as the act and deed of said Collin County Community College.

\_\_\_\_\_  
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 \_\_\_\_\_, 2014,  
by \_\_\_\_\_, \_\_\_\_\_, of Collin County,  
as the act and deed of said Collin County.

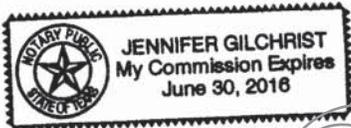
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 15 day of May, 2014,  
by Ralph G. Hall, VP of Admin / CFO, of Collin County  
Community College,, as the act and deed of said Collin County Community College.



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

Jennifer Gilchrist

Notary's commission expires:  
6-30-2016

AFTER RECORDING RETURN TO:  
Tony Rivenbark  
2214 Village Crest Drive  
Garland, Texas 75044

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

UNOFFICIAL

**SPECIAL WARRANTY DEED**

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
05/28/2014 01:56:55 PM  
\$50.00 DF0STER  
20140528000528110

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*Stacey Kemp*