



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: JUNE 1, 2014

Grantor: COLLIN COUNTY/COLLIN COUNTY COMMUNITY COLLEGE DISTRICT/MELISSA INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address (including county):
2300 Bloomdale
McKinney, Collin County, Texas 75071

Grantee: ELOY ALVARADO

Grantee's Mailing Address (including county):
1311 Caroline Drive
Princeton, Collin County, Texas 75407

Consideration: Twenty Six Thousand, Five Hundred Forty Nine dollars and Ninety Nine cents (\$26,549.99) and other good and valuable consideration.

Property (including any improvements):

Situated in Collin County, Texas and being 1771 Eastwood Road, being Lot 59, 1.75 Acres of the Eastwood Addition, Collin County, Texas, as described in the Warranty Deed recorded in Volume 94, Page 0067675, Deed Records of Collin County, Texas, and being the same property described in Sheriff's Deed dated FEBRUARY 17, 2014. R-1267-000-0590-1

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:

MELISSA INDEPENDENT SCHOOL DISTRICT

BY: _____

Title: _____

[Handwritten Signature]
Superintendent

ATTEST:

Georgia Shepherd

COLLIN COUNTY

BY:

Keith A. Kelly

Title:

County Judge

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE

BY: _____

Title: _____

UNOFFICIAL

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 16th day of June, 2014,
by Keith Murphy, Superintendent of Melissa Independent
School District, as the act and deed of said Melissa Independent School District.



Lanza Coe
Notary Public, State of Texas

Notary's name (printed):
Lanza Coe

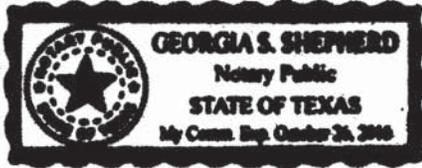
Notary's commission expires:
3-4-2016

UNOFFICIAL

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 4th day of June, 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.

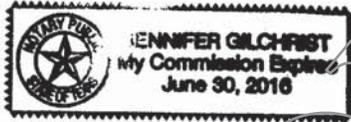
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 18 day of June, 2014,
by Ralph G. Hall, District VP of Adm/KCO 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:
6-30-16

AFTER RECORDING RETURN TO:
Eloy Alvarado
1311 Caroline Drive
Princeton, Texas 75407

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

UNOFFICIAL

SPECIAL WARRANTY DEED

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/24/2014 03:31:53 PM
\$50.00 DFOSTER
20140624000646560

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