



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: January 21, 2015

Grantor: COLLIN COUNTY/COLLIN COUNTY COMMUNITY COLLEGE DISTRICT/TOWN OF LOWRY CROSSING/PRINCETON INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address (including county):
777 East 15th Street
Plano, Collin County, Texas 75074

Grantee: CHUCK HUTCHESON

Grantee's Mailing Address (including county):
2355 Edmonson
Allen, Collin County, Texas 75002

Consideration: THIRTEEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$13,500.00) and other good and valuable consideration.

Property (including any improvements):

Being Block 9, Lot A of Settler's Creek # 4, Collin County, Texas, an addition to the Town of Lowry Crossing, as described in the Warranty Deed recorded in Volume 4306, Page 3103, Deed Records of Collin County, Texas, and being the same property described in Sheriff's Deed dated FILED September 23, 2013, 2013-0923001332170 CAD No. R-1941-001-0090-1

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 2015, 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.

the context requires, singular nouns and pronouns include the plural.



PRINCETON INDEPENDENT SCHOOL DISTRICT

BY: *[Signature]*

Title: *Superintendent*

ATTEST:

TOWN OF LOWRY CROSSING

BY: _____

Title: _____

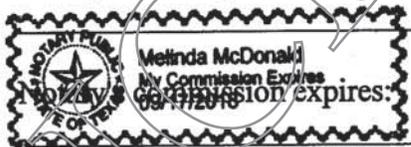
(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27th day of January, 2015, by Phil Anthony, Superintendent of PRINCETON INDEPENDENT SCHOOL DISTRICT, as the act and deed of said Princeton Independent School District.

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



THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2015, by _____, of Town of Lowry Crossing, as the act and deed of said Town of Lowry Crossing.

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

Notary's commission expires:

- 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 2015, 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: PRINCETON INDEPENDENT SCHOOL DISTRICT

 BY: _____

Title: _____

ATTEST: ^{City} TOWN OF LOVRY CROSSING

Janis Cable

 BY: *Paul Spiller*

Title: *MAYOR*

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2015, by _____ of PRINCETON INDEPENDENT SCHOOL DISTRICT, as the act and deed of said Princeton Independent School District.

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

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF COLLIN §

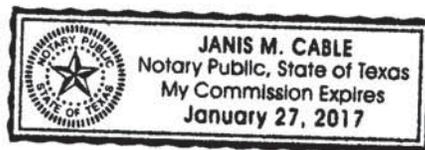
This instrument was acknowledged before me on the 10th day of February, 2015, by Derek Stephens, Mayor of Town of Lowry Crossing, as the act and deed of said Town of Lowry Crossing. City

Janis M. Cable
Notary Public, State of Texas
Notary's name (printed):

JANIS M. Cable

Notary's commission expires:

1/27/2017



ATTEST:

Riide Gillespie

COLLIN COUNTY

BY:

Keith Brash

Title:

County Judge

ATTEST:

COLLIN COUNTY COMMUNITY COLLEGE

BY:

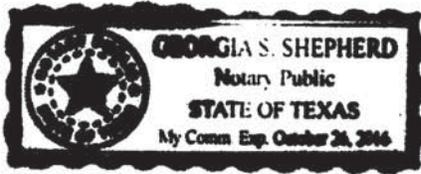
Title:

UNOFFICIAL

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 28th day of January, 2015, 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 _____, 2015, 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:

UNOFFICIAL

ATTEST:

COLLIN COUNTY

BY: _____

Title: _____

ATTEST:

Ed Leather

COLLIN COUNTY COMMUNITY COLLEGE

BY: *Reynold Lee*

Title: *District VP/CFO*

UNOFFICIAL

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2015, by _____, _____, of COLLIN COUNTY, as the act and deed of said Collin County.

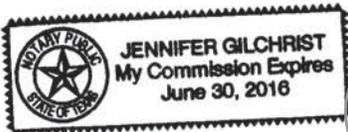
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 3RD day of February, 2015, by Ralph G. Hall, District VP of Admin KFO, 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:

June 30, 2016

AFTER RECORDING RETURN TO:
Gay, McCall, Isaacks, Gordon & Roberts
777 EAST 15TH STREET
PLANO, TX 75074

PREPARED IN THE LAW OFFICE OF:
Gay, McCall, Isaacks, Gordon & Roberts
777 EAST 15TH STREET
PLANO, TX 75074

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/19/2015 02:19:20 PM
\$58.00 DFOSTER
20150219000183830

SPECIAL WARRANTY DEED



Stacey Kemp

Page 10