

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

**DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)**

Date: July 19th, 2018

Grantor: COMMUNITY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):

611 FM 1138 North
Nevada, Texas 75173
Collin County

Grantee: Luis Ramirez

Grantee's Mailing Address (including county):

1627 N Montclair
Dallas, Texas 75208
Collin 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.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and all activities

and uses which Grantee may elect to conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

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 WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 296-02442-2011 in the 296th Judicial District Court, Collin County, Texas, and no more.

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

PRIVATE BID ON R077600009001; 296-02442-2011

PLEASE SIGN IF AGREED AND HAVE A WITNESS SIGN.

COMMUNITY ISD

By: *Dr. Roosevelt Nivers*
Title: Superintendent

ATTEST:

Jessica Wafford
WITNESS SIGNATURE

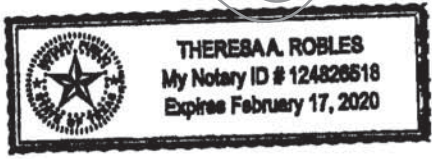
Jessica Wafford
PRINT NAME

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on 7/19 2018, by Dr. Roosevelt Nivers Superintendent of Community ISD, on behalf of Community ISD.



Theresa Robles

Notary Public in and for the State of Texas

Printed Name: Theresa Robles

My Commission Expires: 02/17/2020

COLLIN COUNTY, TEXAS

By: Keith Self

Title: County Judge

ATTEST:

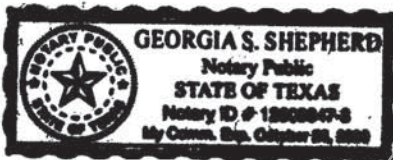
Jessie Mercer

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of June, 2018, 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: 10/26/2020

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Kenneth D. Lynn

Title: CFO

ATTEST:

[Signature]

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 17th day of

July, 2018, by Kenneth Lynn
Chief Financial Officer of the Collin County Community College District as the
act and deed of said Collin County Community College District.

Jan Clark

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

Notary's commission expires: 8-25-19

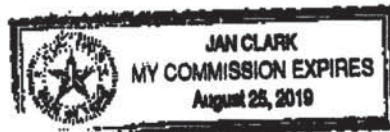


EXHIBIT A

5522 COUNTYT ROAD 928, BEING LOT 90, OF LAND O LAKES, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 3, PAGE 78, OF THE COLLIN COUNTY DEED RECORDS.

UNOFFICIAL

R077600009001

Aerials Layers
Falmersville ISD

CAPP WIN ADDITION

A0736

Community ISD

Property ID: 1248340

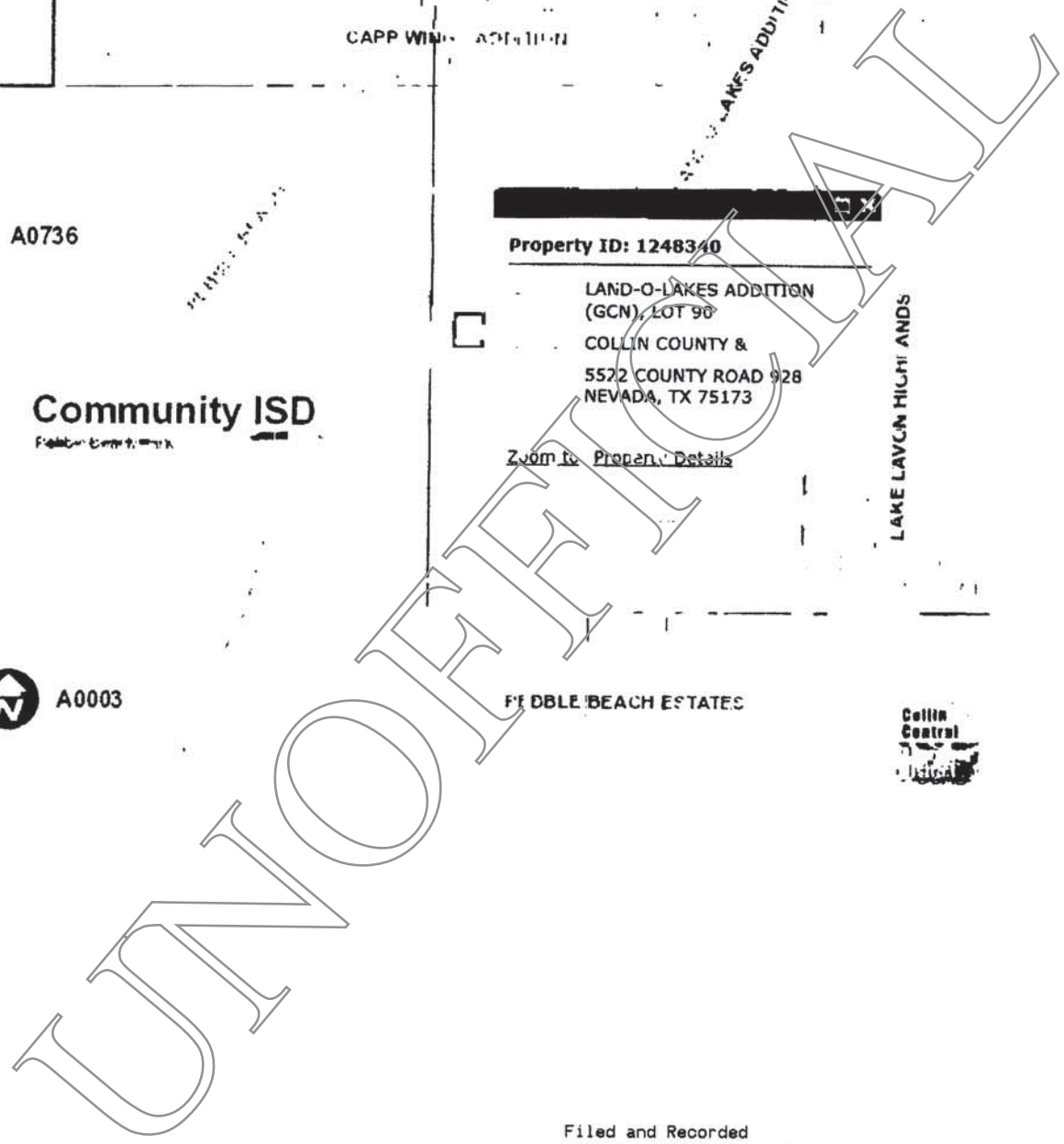
LAND-O-LAKES ADDITION
(GCN), LOT 90
COLLIN COUNTY &
5522 COUNTY ROAD 928
NEVADA, TX 75173

Zoom to Property Details

A0003

FEDBLE BEACH ESTATES

LAKE LAVON HEIGHTS



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
07/27/2018 11:24:27 AM
\$50.00 NPRECELLA
20180727000936180



Stacey Kemp