

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: August 31st, 2018

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
Collin County

Grantee: Ismail Guneydas

Grantee's Mailing Address (including county):
13078 Sellaronda Way
Frisco, Texas 75035
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,

2018083100125530
10/01/2018 12:59:12 PM D1 1/7

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. 219-131-06 in the 219th Judicial District Court, Collin County, Texas, and no more.

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

UNOFFICIAL

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: _____

Title: CFO

ATTEST:

Zach Johnson

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 7th day of

June, 2018, by Jason Bird

CFO of the McKinney Independent School District as

the act and deed of said McKinney Independent School District.

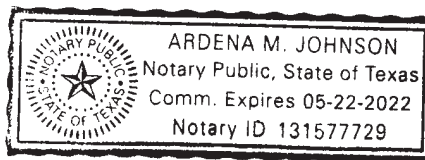
Ardena M. Johnson

Notary Public, State of Texas

Notary's name, (printed):

Ardena M. Johnson

Notary's commission expires: 5/22/22



COLLIN COUNTY, TEXAS

By: Keith Self

Title: County Judge

ATTEST:

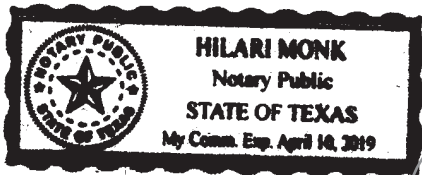
Hilari Monk

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 19th day of June, 2018, by Keith Self County Judge of Collin County, Texas as the act and deed of said Collin County, Texas.



Hilari Monk
Notary Public, State of Texas

Notary's name, (printed): Hilari Monk

Notary's commission expires: April 10, 2019

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Kenneth D. Lynn

Title: Chief Financial Officer

ATTEST:

[Signature]

(Acknowledgment)

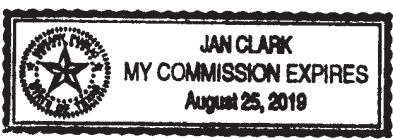
THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29th day of May, 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



CITY OF MCKINNEY

By: PEC

Title: City Manager

ATTEST:

[Signature]
City Secretary

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 21st day of Aug., 2018, by Paul Grimes, City Manager of the City of McKinney as the act and deed of said City of McKinney.

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

Notary's commission expires: 2022

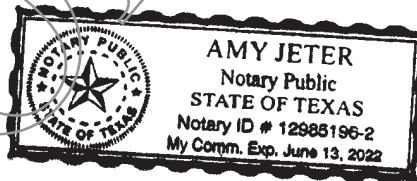


EXHIBIT A

BEING LOT 1B & 1D, BLOCK 49, SHORTS ADDITION, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1884, PAGE 730, OF THE COLLIN COUNTY DEED RECORDS.

Return to Ismail Gueydas
13078 Jellaronda Way
Frisco TX 75035

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/01/2018 12:59:12 PM
\$50.00 TBARNETT
2018100100122530



Stacey Kemp