



20120712000844180 07/12/2012 02:28:43 PM D1 1/6

SPECIAL WARRANTY DEED

Date: December 8, 2011

Grantor: CITY OF MCKINNEY, MCKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):

222 N. Tennessee
McKinney, Texas 75069
Collin County

Grantee: Esperanza Tanguma

Grantee's Mailing Address (including county):

1205 Virginia Street
McKinney, Texas 75069
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.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the property, its physical condition or any other matter or thing relating to or affecting the property and that the property is being conveyed and transferred to Grantee "AS IS, WHERE IS AND WITH ALL FAULTS."

Grantor does not warrant or make any representation, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety, and the environment) or any other matter affecting the property.

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. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's 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 intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 416-01855-2008 in the 416th Judicial District Court, Collin County, Texas, and no more.

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

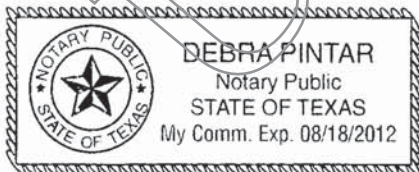
McKINNEY INDEPENDENT SCHOOL DISTRICT

By: Lynn Sperry
Title: School Board President

ATTEST:

Steph [Signature]
(Acknowledgment)
THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 24th day of January, 2012, by Lynn Sperry, School Board President of the McKinney Independent School District as the act and deed of said McKinney Independent School District.



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

Notary's commission expires: 8/18/2012

CITY OF MCKINNEY

By: *Rick Chaffin*

Title: By Rick Chaffin, Deputy City Manager and authorized signatory

ATTEST:

Sandy Hart 2/15/12



(Acknowledgment)

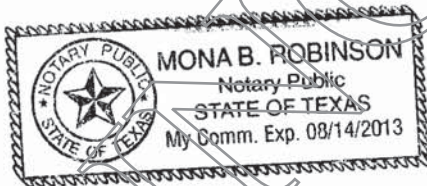
THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 15th day of

February, 2012 by *Rick Chaffin*

Deputy City Manager of the City of McKinney, Texas as the act and deed of said City of McKinney, Texas.



Mona B. Robinson

Notary Public, State of Texas

Notary's name, (printed): *Mona B. Robinson*

Notary's commission expires: *8-14-2013*

COLLIN COUNTY, TEXAS

By:

Keith Self

Title:

County Judge

ATTEST:

Rhonda Kiesling

(Acknowledgment)

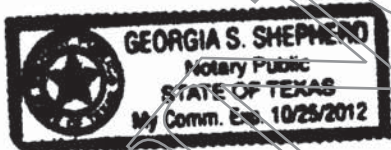
THE STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 10th day of January, 2012, 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):

Notary's commission expires: 10/25/2012

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Joseph G. Hall

Title: District VP of Admin./CFO

ATTEST:

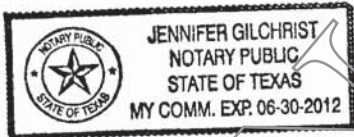
Ryanne Jones

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26 day of January, ~~2011~~²⁰¹², by Ralph G. Hall, District VP of Admin./CFO of Collin County Community College District as the act and deed of said Collin County Community College District.



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

Notary's commission expires: 6-30-2012

EXHIBIT A

BEING LOT 24B & 25, BLOCK H, SNAPP-LEWIS ADDITION, aka 212 LINCOLN ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 601, PAGE 380, OF THE COLLIN COUNTY DEED RECORDS

Also known as 212 LINCOLN

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
07/12/2012 02:28:43 PM
\$36.00 DFOSTER
20120712000844180



Stacey Kemp