



20130128000118200 01/28/2013 10:47:11 AM D1 1/6

SPECIAL WARRANTY DEED

Date: December, 14, 2012

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: Ronald Lustig

Grantee's Mailing Address (including county):

733 Valley Creek Court
Allen, TX 75002
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.

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. 416-01549-05 in the 416th Judicial District Court, Collin County, Texas, and no more.

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

CITY OF MCKINNEY

By: [Signature]

Title: By Rob Daake, Deputy City Manager and authorized signatory

ATTEST:

[Signature] 12/13/12

(Acknowledgment)



THE STATE OF TEXAS

§

COUNTY OF COLLIN

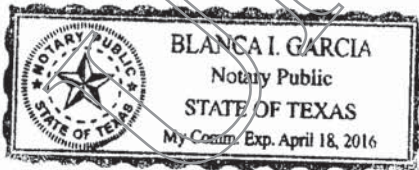
§

This instrument was acknowledged before me on the 14th day of

December, 2012, by Rob Daake,

Deputy City Manager of the City of McKinney, Texas as the act and

deed of said City of McKinney, Texas.



[Signature]

Notary Public, State of Texas

Notary's name, (printed): Blanca I. Garcia

Notary's commission expires: 4/18/16

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: Curt Rippee
Title: Board President

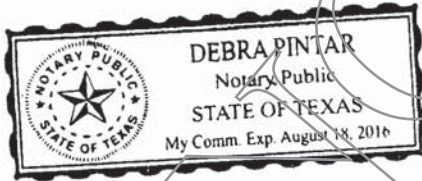
ATTEST: Maria McKay

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23 day of October, 2012, by Curtin Rippee, 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):

Notary's commission expires: 8-18-16

COLLIN COUNTY, TEXAS

By: Keith Self

Title: County Judge

ATTEST:

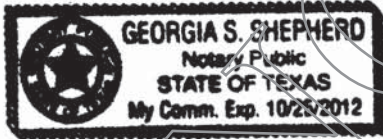
Rhonda Kusting

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 16th day of October, 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): Georgia S. Shepherd
Notary's commission expires: 10/25/2012

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: Ralph G. Hall

Title: District VP of Admin.

ATTEST:

Heather Webb-Yosh

(Acknowledgment)

THE STATE OF TEXAS §

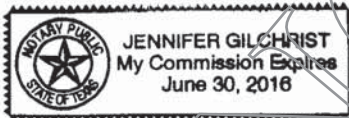
COUNTY OF COLLIN §

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

October, 2012, by Ralph G. Hall,

District VP of Admin. 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):

Jennifer Gilchrist

Notary's commission expires: 6-30-16

EXHIBIT A

BEING LOT 1B, BLOCK 78, MCKINNEY-ORIGINAL DONATION ADDITION,
AKA 405 N. CHESTNUT ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
AS RECORDED IN VOL. 1105, PAGE 496, OF THE COLLIN COUNTY DEED
RECORDS.

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/28/2013 10:47:11 AM
\$36.00 CLUNA
20130128000118200



A handwritten signature in cursive script, appearing to read "Stacey Kemp".