



20130128000118210 01/28/2013 10:47:12 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 Creek Valley 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.

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. 219-0530-05 in the 219th Judicial District Court, Collin County, Texas, and no more.

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

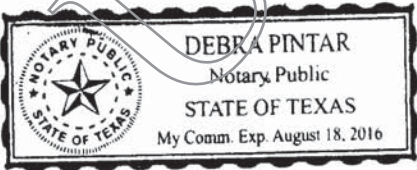
McKINNEY INDEPENDENT SCHOOL DISTRICT

By: *Curtis Rippee*
Title: Board President

ATTEST:
Marie McK...
(Acknowledgment)

THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13 day of November, 2012, by Curtis 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): Debra Pintar

Notary's commission expires: 8/18/16

CITY OF MCKINNEY

By: [Signature]

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

ATTEST:

[Signature] 12/13/12



(Acknowledgment)

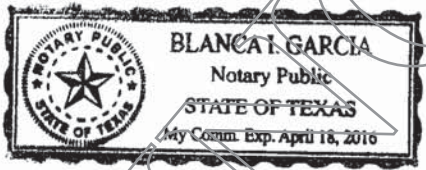
THE STATE OF TEXAS §

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

COLLIN COUNTY, TEXAS

By: Keith Self

Title: County Judge

ATTEST:

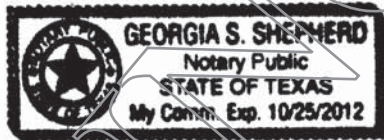
Shonda Gussing

(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 B. Beck

Title: District VP of Admin.

ATTEST:
Hedder Williams

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29th day of October, 2012, by Ralph B. Beck, 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 364B OF THE MCKINNEY OUTLOTS ADDITION, aka 407 S. KENTUCKY ST., CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 2310, PAGE 303 OF THE COLLIN COUNTY DEED RECORDS

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/28/2013 10:47:12 AM
\$36.00 CLUNA
20130128000118210



Stacey Kemp