

SPECIAL WARRANTY DEED

Date: _____, 2016

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

Grantor's Mailing Address (including county):

318 W. School St.
Blue Ridge, Texas 75424
Collin County

Grantee: Steven Santos

Grantee's Mailing Address (including county):

404 Casa Linda
Ennis TX 75119
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. 416-04365-2009 in the 416TH Judicial District Court, Collin County, Texas, and no more.

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

BLUE RIDGE INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
_____, 2016, by _____,
_____ of the Blue Ridge Independent School District as
the act and deed of said Blue Ridge Independent School District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

 This instrument was acknowledged before me on the _____ day of
_____, 2016, by _____,
_____ of Collin County, Texas as the act and deed of
said Collin County, Texas.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of
_____, 2016, by _____,

_____ of the Collin County Community College District as the act and
deed of said Collin County Community College District.

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

Notary's commission expires: _____

EXHIBIT A

TRACT 1: 9465 COUNTY ROAD 626, BEING ALL THAT CERTAIN 1.00 ACRE, MORE OR LESS, FOUND IN TRACT 10 OF ABSTRACT 639 OF THE NATHAN MITCHELL SURVEY LOCATED IN COLLIN COUNTY, TEXAS AND BEING PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDS IN VOLUME 4562, PAGE 588, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS