

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 DRIVERS' LICENSE NUMBER.

After Recording Return to:

Town of Fairview
Attention: Town Manager
372 Town Place
Fairview, Texas 75069

SPECIAL WARRANTY DEED WITH CONDITIONAL REVERTER

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF COLLIN §

As used herein, the following terms shall have the following meanings:

Grantor: COLLIN COUNTY, TEXAS, a political subdivision of the State of Texas

Grantor's Mailing Address: Collin County Administration Building
2300 Bloomdale Rd., Suite 4192
McKinney, TX 75071

Grantee: TOWN OF FAIRVIEW, TEXAS, a home-rule municipality and political subdivision

Grantee's Mailing Address: Town of Fairview
Attn: Town Manager
372 Town Place
Fairview, Texas 75069

Consideration: \$10.00 and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged and the obligation to build and maintain a public roadway and manage right-of-way over the Property described below (the "Public Purpose").

Property (including any improvements): Real property situated in Collin County, Texas, a part of the William Hemphill Survey, Abstract No. 449, Tract 2, recorded in Volume 288, Page 631 of

the Deed of Records of Collin County, Texas, and being 0.5151 acres of land as more particularly described in Exhibit A, attached hereto.

This conveyance shall include all and singular the rights and appurtenances pertaining to the Property, including any right, title and interest in and to adjacent streets, roads, alleys or rights-of-way; all oil, gas and other minerals; and any improvements, fixtures, and personal property situated on or attached to the Property.

Conveyance: Grantor, for the Consideration stated above, grants, sells, and conveys to Grantee the Property in fee simple title, together with all and singular the rights and appurtenances thereto in any way belonging to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns 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 when the claim is by, through or under Grantor or Grantor's successors and assigns but not otherwise.

Conditional Reverter: Fee simple title to the Property shall automatically revert to Grantor if Grantee abandons the use the Property for the Public Purposes.

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

EXECUTED and EFFECTIVE on the date(s) of the acknowledgment(s) below:

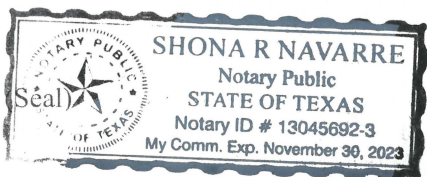
GRANTOR:


CHRIS HILL, Collin County Judge

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, this instrument was acknowledged by CHRIS HILL, Collin County Judge, known to me to be the person whose name is subscribed to the foregoing instrument; he/she acknowledged to me that he/she executed the same for the purposes and consideration therein stated and in the capacity therein stated as the act and deed of said person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the office this 6th day of FEBRUARY 2023.




Notary Public- State of Texas
My Commission Expires: 11/30/23

GRANTEE:

HENRY LESSNER, Mayor

THE STATE OF TEXAS

§

COUNTY OF COLLIN

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BEFORE ME, the undersigned authority, this instrument was acknowledged by HENRY LESSNER, Mayor of the Town of Fairview, Texas, known to me to be the person whose name is subscribed to the foregoing instrument; he/she acknowledged to me that he/she executed the same for the purposes and consideration therein stated and in the capacity therein stated as the act and deed of said person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the office this _____ day of _____ 2023.

(Seal)

Notary Public- State of Texas

My Commission Expires: _____