

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 DRIVER'S LICENSE NUMBER.

### **SPECIAL WARRANTY DEED**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS         §

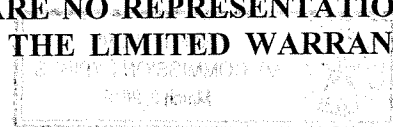
KNOW ALL MEN BY THESE PRESENTS: That **PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT** located at 1401 W. Pecan, Pflugerville, Travis County, Texas 78660 ("Grantor"), for a full valuable cash consideration to Grantor in hand paid by the **CITY OF PFLUGERVILLE, TEXAS**, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following property ("Property"):

Tract 1. A strip of land containing 1.48 acres situated in the Joseph Wehl Survey No. 8, Abstract 802, in Travis County, said 1.48 acre tract being more particularly described by metes and bounds in Exhibit A.1, attached hereto and incorporated herein by reference.

Tract 2. A strip of land containing 2.99 acres situated in the Joseph Wehl Survey No. 8, Abstract 802, in Travis County, said 2.99 acre tract being more particularly described by metes and bounds in Exhibit A.2, attached hereto and incorporated herein by reference.

Exceptions to Warranty: Validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

**GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AND "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE LIMITED WARRANTY OF**



**TITLE CONTAINED IN THIS AGREEMENT. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, 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, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years.

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

EXECUTED effective as of this the 14th day of October, 2016.

**GRANTOR:**

**PFLUGERVILLE INDEPENDENT  
SCHOOL DISTRICT**

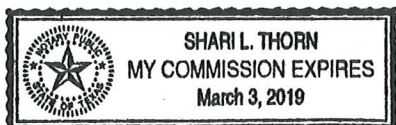
By: Vernagene Mott  
Vernagene Mott, President  
Board of Trustees

THE STATE OF TEXAS    §  
                                     §  
COUNTY OF TRAVIS    §

BEFORE ME, a Notary Public, on this day personally appeared Vernagene Mott, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Pflugerville Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on October 6, 2016; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14th day of October, 2016.

(seal)



Shari L. Thorn  
Notary Public Signature

**GRANTEE:**

**AGREED AND ACCEPTED:**

**CITY OF PFLUGERVILLE, TEXAS,  
a Texas home-rule municipality**

By: \_\_\_\_\_  
Brandon Wade, City Manager

**ATTEST:**

\_\_\_\_\_  
Karen Thompson, City Secretary

THE STATE OF TEXAS       §  
   §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_, 2016, by  
Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule  
municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public Signature

(seal)

**AFTER RECORDING, RETURN TO:**

City of Pflugerville  
Attention: Emily Barron, Planning Director  
Development Services Center  
P.O. Box 589  
Pflugerville, Texas 78691

**EXHIBIT "A"**