## **Special Warranty Deed**

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.

THE STATE OF TEXAS	§			
	§	KNOW ALL E	BY THESE PR	ESENTS:
COUNTY OF TRAVIS	<b>§</b>			
This Deed is made on the _				_
Community Development Corp Suite 130, Pflugerville, Travis	, , , , , , , , , , , , , , , , , , ,	,		•
address of which is P.C	• ,	•	,	,
For consideration of the sum of	Ten dollars (\$10.0	0) and other good and	l valuable cons	ideration,
the receipt and sufficiency of	f which is hereby	acknowledged, the	Grantor hereb	y grants,

Being the remaining portion of a 63.72 acre tract of land situated in the John C. Bray Survey No. 10, Abstract No. 73, Travis County, Texas described in that Warranty Deed recorded in Document No. 2004180178, Official Public Records, Travis County, Texas; *LESS*, *SAVE AND EXCEPT* that portion of said property conveyed to 130 Cactus Investments, Ltd. as part of a 119.023 acre tract in the Warranty Deed recorded in Document No. 2007229735, Official Public Records, Travis County, Texas.

bargains, sells and conveys the following described real property to the Grantee forever:

Property Address: Jesse Bohls Road, Pflugerville, TX 78660

Exceptions to Conveyance and Warranty: Failure of the Property to have rights of ingress to and egress from a public thoroughfare; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes assessed against the Property after the Date, which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, subject to the Exceptions to Conveyance and Warranty Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

EXECUTED this day of	, 2019.
	Pflugerville Community Development Corporation
Attest:	Victor Johnson, President
Jeff Coleman, Secretary	_
STATE OF TEXAS	
COUNTY OF TRAVIS	
	ore me on the day of, 2019, by Victor mmunity Development Corporation board of Directors, behalf of said corporation.
Nota	ary's Public Signature:
My Attest:	commission expires
Jeff Coleman, Secretary	_

	ACCEPTED BY GRANTEE: City of Pflugerville, Travis County, Texas
	Sereniah Breland, City Manager
STATE OF TEXAS	
COUNTY OF TRAVIS	
	before me on the day of, 2019, by Sereniah of Pflugerville, Texas, a Texas home rule municipality, on
]	Notary's Public Signature:
Ī	My commission expires .