

DEED WITHOUT WARRANTY

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.

DATE: May 7, 2018

GRANTOR: *County of Brown, Texas*
200 So Broadway St, Room 111; Brownwood, Texas 76801

GRANTOR: *Early Independent School District*
101 Turtle Creek; Early, Texas 76802

GRANTEE: *City of Early, Texas*
GRANTEE'S MAILING ADDRESS: 960 Early Blvd; Early, Texas 76802

CONSIDERATION: Ten And No/100 Dollars (\$10.00) and other good and valuable consideration and for the public purpose of providing the City of Early vehicular access for its utility vehicles.

PROPERTY: All of GRANTORS' undivided interest in and to Lot 4, Block 3, Live Oak Acres Subdivision, City of Early, Brown County, Texas and a Manufactured Home, Label #DLS0065215, located thereon (Instrument No. 1801143, Official Public Records, Brown County, Texas) Account No. 49476 and 20039002

TAX FORECLOSURE LAWSUIT: Cause No. T-5213, Brown County Appraisal District v. Frank Pederson et al, 35th Judicial District Court, Brown County, Texas

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:

This conveyance is expressly subject to all easements and restrictions of record.

This conveyance is expressly subject to any existing right of redemption remaining to the former owners of the PROPERTY under the provisions of law.

GRANTOR, for and in consideration of the amount set out above and subject to the reservations from and exceptions to conveyance, and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which are acknowledged by GRANTOR, has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY to the GRANTEE the PROPERTY.

TO HAVE AND TO HOLD all of its right, title and interest in and to the above described PROPERTY and premises unto the said GRANTEE, GRANTEE'S heirs and assigns forever without warranty of any kind.

GRANTOR excludes and excepts any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor.

GRANTOR has not made, and does not make, any representations, warranties or covenants of any kind or character whatsoever, whether express or implied with respect to the quality or condition of the PROPERTY, the suitability of the properties for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations or the disposal of any hazardous or toxic substances in or on the PROPERTY.

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

May 7, 2018
(Exhibit #1)

IN TESTIMONY WHEREOF, GRANTOR, pursuant to Section 34.05(a) and (b) of the Texas Tax Code, has caused these presents to be executed on the date set forth in the acknowledgement attached hereto, TO BE EFFECTIVE as of the date listed above.

COUNTY OF BROWN, TEXAS

BY: E Ray West
E. Ray West, III
County Judge

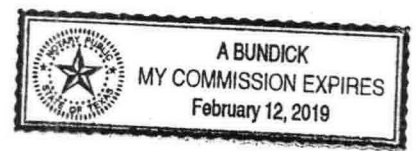
THE STATE OF TEXAS §

COUNTY OF BROWN §

BEFORE ME, the undersigned authority, on this day personally appeared E. Ray West, III, County Judge, County of Brown, Texas, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of May, 2018.

A Bundick
Notary Public, State of Texas



SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 1802933

FILED FOR REGISTRATION MAY 07, 2018 09:49AM 2PGS \$.00

SUBMITTER: BROWN COUNTY

RETURN TO:

BROWN COUNTY
KEEP IN OFFICE

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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DATE: May 14, 2018

GRANTOR: *County of Brown, Texas*
200 So Broadway St, Room 111; Brownwood, Texas 76801

GRANTOR: *Early Independent School District*
101 Turtle Creek; Early, Texas 76802

GRANTEE: *City of Early, Texas*
GRANTEE'S MAILING ADDRESS: 960 Early Blvd; Early, Texas 76802

CONSIDERATION: Ten And No/100 Dollars (\$10.00) and other good and valuable consideration and for the public purpose of providing the City of Early vehicular access for its utility vehicles.

PROPERTY: All of GRANTORS' undivided interest in and to Lot 4, Block 3, Live Oak Acres Subdivision, City of Early, Brown County, Texas and a Manufactured Home, Label #DLS0065215, located thereon (Instrument No. 1801143, Official Public Records, Brown County, Texas) Account No. 49476 and 20039002

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GRANTOR has not made, and does not make, any representations, warranties or covenants of any kind or character whatsoever, whether express or implied with respect to the quality or condition of the PROPERTY, the suitability of the properties for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations or the disposal of any hazardous or toxic substances in or on the PROPERTY.

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COUNTY OF BROWN, TEXAS

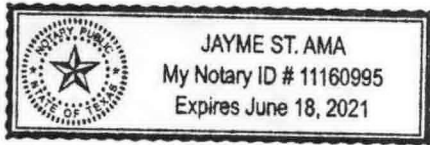
BY: E. Ray West, III
E. Ray West, III
County Judge

THE STATE OF TEXAS §

COUNTY OF BROWN §

BEFORE ME, the undersigned authority, on this day personally appeared *E. Ray West, III, County Judge, County of Brown, Texas*, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of May, 2018.



J. St. Ama
Notary Public, State of Texas

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

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INSTRUMENT NO. 1803297

FILED FOR REGISTRATION MAY 21, 2018 01:54PM 2PGS \$.00

SUBMITTER: BROWN COUNTY

RETURN TO:

BROWN COUNTY
KEEP IN OFFICE

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

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