

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 §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BROWN §

That the Brown County Judge, on behalf of the Commissioners Court of Brown County, a Body Politic, with offices at 200 South Broadway, Brownwood, Brown County, Texas 76801, herein called "Grantor" whether one or more, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration to the undersigned paid by the Grantee herein named, and pursuant to a declaration by said Commissioners Court on August 13, 2018 that the real property herein conveyed is surplus property of the County of Brown, and further pursuant to action by said Commissioners' Court on January 27, 2020, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

FREDERICK O. BERGAN and wife, BONNIE J. BERGAN

herein referred to as, "Grantee", whether one or more, whose mailing address is 6900 CR 569, Brownwood, Texas 76801 of the County of Brown, State of Texas, all of the following described real property in Brown County, Texas, to- wit:

See the attached Exhibit A made a part hereof and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors

January 27, 2020
(Exhibit #10)

and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its 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.

EXECUTED this the 29th day of January, 2020.

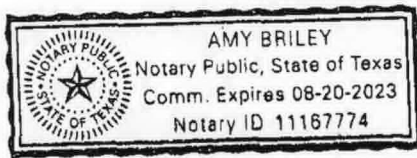
BROWN COUNTY

By: *Paul D Lilly*
PAUL D. LILLY, County Judge

THE STATE OF TEXAS §

COUNTY OF BROWN §

This instrument was acknowledged before me on this the 29th day of January, 2020, by PAUL D. LILLY, County Judge of Brown County, Texas, on behalf of said county and in the stated capacity.



Amy Briley
Notary Public, State of Texas

When recorded, please return to:
West and McNeese

Prepared in the Law Office of:
E. Ray West, III
West & McNeese, PLLC
201 S. Broadway
Brownwood, TX 76801

H230061GA

P.O. Box 1909
117 Vick Dr.
Brownwood, Texas 76804

EXHIBIT A

Phone: 325-646-3036
Fax: 325-643-2312
E Mail: kingland@verizon.net

King Land Surveying

TBPLS Firm No. 10098200
Elected County Surveyor of Brown County

THE STATE OF TEXAS:
COUNTY OF BROWN: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR
BROWN COUNTY

All of that certain 0.02 acre tract, lot, or parcel of land being part of Lot 1, of Block 11 of the Lakeshore Subdivision I, of Brown County, Texas, said addition being of record in Volume 2, Page 118, of the Plat Records of Brown County, Texas, and is further described as occupied as follows;

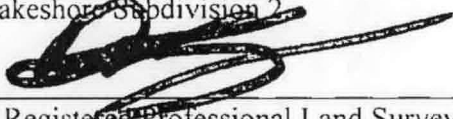
BEGINNING at a ½" iron rod in the Southerly line of Lakeview Drive being the NWC of Lot No. One of said Block 11, for the North West Corner of this;

THENCE North 85 degrees 42 minutes 58 seconds East, with said Street, 27.37 feet to a 3/8" iron rod found being the Northwest Corner of what is described and shown as Lot One on a Survey performed by Barney Dan Arnold, dated October 25, 2018, and being 66.57 feet, from the NWC of a 0.11 acre tract as shown on said Survey, for the North East Corner of this;

THENCE South 15 degrees 53 minutes 04 seconds West, with the purported westerly line of said Arnolds Lot No. One, 87.26 feet to a 3/8" iron rod found in the northerly line of Hill Street, being the actual SWC of said Lot No. One, for the South Corner of this;

THENCE North 02 degrees 21 minutes 49 seconds West, with westerly line of said Lot No. One, 81.37 feet to the PLACE OF BEGINNING and calculated to contain 0.02 acre of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described above, or shown on the attached plat or map which is hereby made a part of this, that said property has access to and from a dedicated roadway as shown on said plat or map or mentioned above, and a overlap of deed between a Survey done by Arnold Lane Surveying and Mapping and the Platted Lots of the Lakeshore Subdivision 2



OCTOBER 28, 2019

Don T. King Registered Professional Land Surveyor of The State of Texas
Elected County Surveyor of Brown County, Texas



H230061G
P.O. Box 1909
117 Vick Dr.
Brownwood, Texas 76804

EXHIBIT A

Phone: 325-646-3036
Fax: 325-643-2312
E Mail: kingland@verizon.net

King Land Surveying

TBPLS Firm No. 10098200
Elected County Surveyor of Brown County

THE STATE OF TEXAS:
COUNTY OF BROWN: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR BROWN COUNTY

All of that certain 0.177 acre tract, lot, or parcel of land being part of Block H of the Lakeshore Subdivision I, of Brown County, Texas, said addition being of record in Volume 2, Page 94, of the Plat Records of Brown County, Texas, being part of Picnic and Recreation area of said Subdivision and is further described as occupied as follows;

BEGINNING at a 1/2" iron rod in the Southerly line of Lake View Drive being the NWC of Lot No. One of Block No. 11 of the Lake Shore II Subdivision, as shown in Volume 2, Page 118 of the Plat Records of said County, being in the East line of said Lake Shore I, for the North East Corner of this;

THENCE South 02 degrees 21 minutes 49 seconds East, (plat call South), with common lines of said Lake Shore I, and II, 81.37 feet to a found 3/8" iron rod, being the occupied SWC of said Lot No. One, in the Northerly line of Hill Street per Lake Shore II, for the South East Corner of this;

THENCE North 81 degrees 25 minutes 04 seconds West, crossing Block H of said Lake Shore I, with extension of said Hill Street, 106.81 feet to a 1/2" iron rod set in the intersection of the Easterly line of said Beach Drive, for the South West Corner of this;

THENCE North 00 degrees 41 minutes 00 seconds West, with easterly line of said Beach Drive, 67.25 feet to a railroad spike set in the occupied Southerly line of Lakeview Drive, for the North West Corner of this;

THENCE South 88 degrees 57 minutes 08 seconds East, with extension of southerly line of said Lakeview Drive, 103.08 feet to the PLACE OF BEGINNING and calculated to contain 0.177 acre of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP REPRESENTS the results of an on the ground survey, that all lines and corners are marked as described above, or shown on the attached plat or map which is hereby made a part of this, that said property has access to and from a dedicated roadway as shown on said plat or map or mentioned above.



Don T. King Registered Professional Land Surveyor of The State of Texas
Elected County Surveyor of Brown County, 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. 2000752

FILED FOR REGISTRATION FEBRUARY 07, 2020 12:37PM 4PGS \$.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

JB