

SPECIAL WARRANTY DEED

Date: _____

Grantor: City of McKinney

Grantor's Mailing Address (including county):

222 N Tennessee
McKinney, Texas 75069
Collin County

Grantee: Ronald Lustig

Grantee's Mailing Address (including county):

733 Creek Valley Court
Allen, TX 75002
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors 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, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on through Cause No. 380-3125-06 in the 380th Judicial District Court, Collin County, Texas, and no more.

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

ATTEST: CITY OF MCKINNEY

_____ By: _____
Title: _____

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2012, by _____ of the City of McKinney as the act and deed of said City of McKinney.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

Being all of Lot 434B of the McKinney Outlots Addition to the City of McKinney, Collin County, Texas, also known as 408 Rice Street, as recorded in Volume 337, Page 210 of the Collin County Land Records; and conveyed to the City of McKinney, Texas in Document No. 20110607000586340 as recorded in the Land Records of Collin County, Texas.

SAVE AND EXCEPT a four foot (4') wide strip of land on the Easterly side of said Lot adjacent to the existing right-of-way for Rice Street.